



# Legislative Campus Modernization

PREDESIGN REPORT

Addendum: Pritchard Rehabilitation/Expansion Validation Study

STATE OF WASHINGTON  
**DEPARTMENT OF ENTERPRISE  
SERVICES**  
*PROJECT NO. 2018-527*

**MARCH 31, 2022**

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## CLIENT

### HOUSE OF REPRESENTATIVES

Representative Laurie Jenkins, Speaker  
 Representative Pat Sullivan, Majority Leader  
 Representative Lillian Ortiz-Self, Majority Caucus Chair  
 Representative Monica Stonier, Majority Floor Leader  
 Representative J.T. Wilcox, Minority Leader  
 Representative Joel Kretz, Deputy Minority Leader  
 Representative Paul Harris, Minority Caucus Chair  
 Representative Steve Tharinger, Chair, Capital Budget Committee  
 Representative Mike Steele, Ranking Minority, Capital Budget Committee  
 Kelci Karl-Robinson, Capital Budget Coordinator  
 Bernard Dean, Chief Clerk  
 Melissa Palmer, Deputy Chief Clerk  
 Kyle Overmiller, Technology/Facilities Director  
 Sean Hartsock, Director of House Security

### SENATE

Senator Andy Billig, Majority Leader  
 Senator Bob Hasegawa, Majority Caucus Chair  
 Senator Manka Dhingra, Deputy Majority Leader  
 Senator Jamie Pedersen, Majority Floor Leader  
 Senator John Braun, Republican Leader  
 Senator Judy Warnick, Republican Caucus Chair  
 Senator Keith Wagoner, Republican Whip  
 Senator David Frockt, Vice Chair, Capital Lead, Ways & Means Committee  
 Senator Jim Honeyford, Ranking Minority Member, Capital Lead, Ways & Means Committee  
 Michael Bezanson, Capital Budget Coordinator, Ways & Means Committee  
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 Sarah Bannister, Secretary of the Senate

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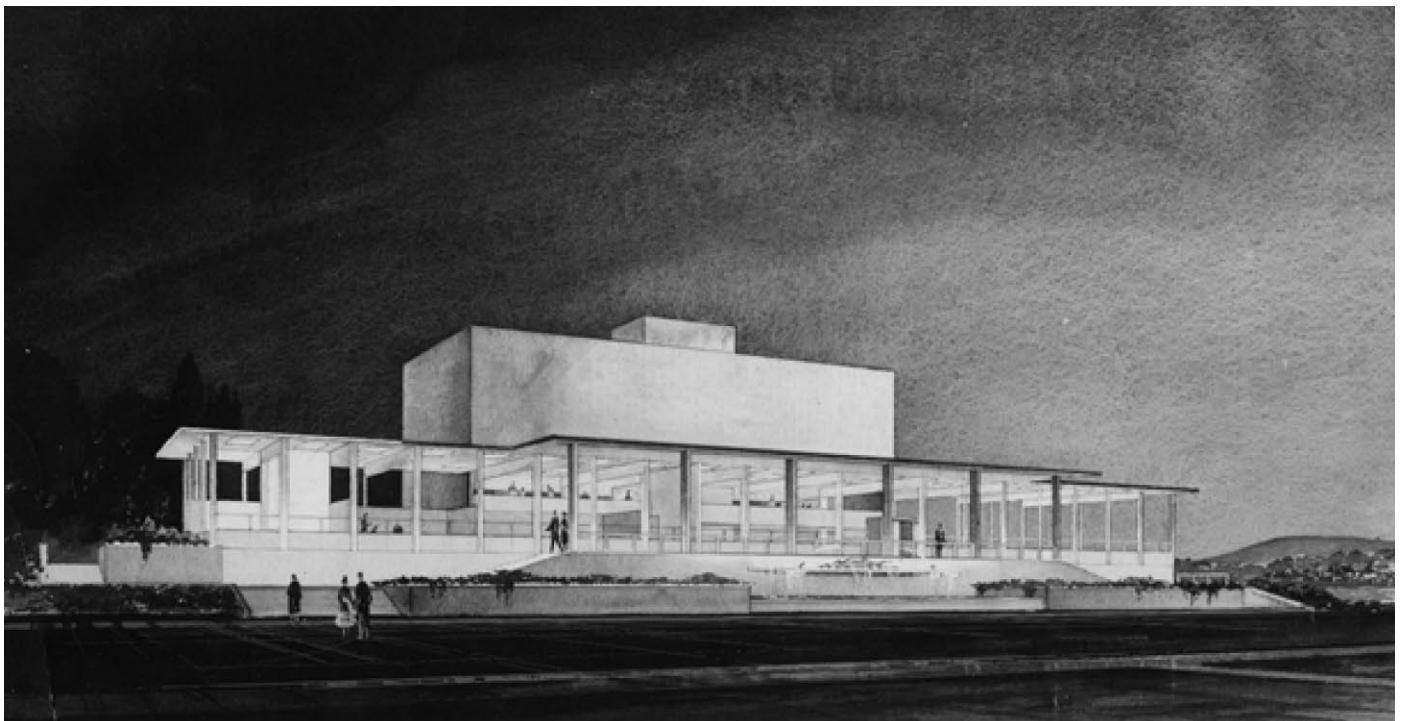
# Executive Summary

The predesign report for the Legislative Campus Modernization (LCM), issued on February 5, 2020, identified the program, scope, schedule and budget to expand facilities on the historic West Capitol Campus to serve the functional needs of the House, Senate and Legislative Agencies. The preferred alternatives included replacement of the Irving R. Newhouse and Joel M. Pritchard buildings.

Subsequently, the Legislature reconsidered the decision to replace Pritchard, which is listed on the National Register of Historic Places, given its place in the cultural landscape of the capitol and its value as a significant work of mid-century modern architecture. It called for additional study of alternatives to rehabilitate and expand the building.

This addendum to the predesign report responds to the Legislature's directive. It provides new information about the site and the historic building. It confirms Pritchard can be adapted to the uses identified in the program for the House and Legislative Agencies. It identifies a new preferred alternative to renovate and add onto the landmark structure, and provides updated scope, schedule and budget for the revised project.

The addendum is a supplement to the predesign report. It focuses on the revisions to the predesign, which remains the foundational document for the Legislative Campus Modernization and should continue to be referenced along with this addendum.



[FIGURE 01] PRITCHARD BUILDING  
RENDERING BY PAUL THIRY

## Proposed Solution

Rehabilitate and expand the historic Pritchard Building to 77,020 gsf.

- Provide space for House member offices and related functions, and for Legislative Agencies and food service currently located in the Pritchard Building.
- Preserve the historic reading room, restoring its historic appearance. Replace the library stacks with a three-story addition that extends the existing volume 234 feet to the east.

Provide a project budget of \$119,402,000.

## Problem Statement

### PROVISO REQUIREMENTS

The addendum responds to SHB 5651, Section 1059, Chapter 332, Laws of 2022 that reiterates specific program and energy performance requirements identified in the predesign and adds a study to validate the potential for rehabilitation/expansion of the Pritchard Building, engagement of a third-party historic preservation consultant and a public engagement process that includes the Capitol Campus Design Advisory Committee (CCDAC) and the State Capitol Committee (SCC).

### PROGRAM REQUIREMENTS

The House currently occupies the John L. O'Brien Building. The majority of member office spaces in this building are smaller than the House member office spaces provided in the Legislative Building and the Senate member office spaces in the John A. Cherberg, Legislative and Newhouse buildings. The arrangement of circulation and legislative assistant workstations leads to overcrowding when constituents visit their representatives during session, compromising access, safety, security and privacy. Space for hearing rooms, caucus rooms, space for interns and additional session staff, are also inadequate.

The Code Reviser, Legislative Support Services (LSS) and the LEG-TECH/Legislative Services Center (LSC) occupy the Pritchard Building. They provide essential services to the legislature, especially during session. The current space in the Pritchard Building is not adequate for these functions.

### FACILITY NEEDS

The 55,485 gsf Pritchard Building, which formerly served as the Washington State Library, was designed by Paul Thiry and completed in 1958. It was sited to integrate with the historic Legislative, Cherberg and O'Brien buildings.

The Pritchard Building is underutilized. Approximately 60% of the building is unoccupied because the floor-to-floor heights in the book stacks, which compose over half the building, are not adequate to accommodate offices. The building has significant health, life safety, operational and functional deficiencies. It is adjacent to a hillside that is subject to landslides that could undermine the structure.

## Analysis of Alternatives

Alternative strategies for the adaptive reuse of the Pritchard Building to meet functional and technical requirements were considered.

The initial phase of the study focused on the existing building. It considered three options for stabilizing the steep slope west of the building and/or reinforcing the structure to resist impacts from ground movement due to landslides and/or seismic events. It also evaluated the pros and cons of preserving the existing, heavy, rigid concrete stacks volume versus replacing it with a lighter, more resilient steel frame structure.

A second phase of the study considered options to provide necessary program space by either adding onto the existing Pritchard Building or constructing a freestanding facility adjacent to it.

### CONSTRUCTABILITY

Three viable options for stabilizing the steep hillside adjacent to the historic building were developed through a workshop process that included three general contractors (Skanska, Mortenson, and Forma), a deep foundation contractor (Malcolm), the consultant team, geotechnical engineers Shannon & Wilson and the DAHP Peer Review Panel.

Subsequently, Forma provided the "Pritchard Building Slope Stabilization Cost Study" that summarizes the pros and cons of each option in terms of constructability and costs. It is included in the appendix.



## Detailed Analysis of Preferred Alternative

The study identifies a new preferred alternative for rehabilitating the Pritchard Building and expanding it to meet program needs by means of an addition connected to the existing building - instead of replacement. This alternative was selected because it:

- Maintains the integrity of the Olmsted Plan.
  - » Preserves the symmetrical / axial / figure-ground relationship of legislative buildings sited around a shared open space. Demonstrates the State's commitment to stewardship of historic resources.
  - » Maintains Pritchard's National Register of Historic Places status.
- Maximizes access, wayfinding, and operational efficiency by consolidating the program in a single facility.
- Maximizes the opportunity for a successful project.

## SPACE ALLOCATION

The functional program describing the intended use of the building was established by the "Newhouse Replacement Predesign: Problem Statement and Alternatives Analysis", originally published in December 2018 and updated in February 2020. The addendum includes a 2,670 net sf increase for LEG-TECH workstations and the Washington Room in the Pritchard Building. Additional work is required to validate the program, including development of room data sheets, to define the size, configuration and owner requirements for each space. To ensure that House space needs are met, this effort must be planned in coordination with tenant improvements for House member offices and support spaces located on the third and fourth floors of the O'Brien Building.



[FIGURE 02] PRITCHARD REHABILITATION/EXPANSION  
REVISED PREFERRED ALTERNATIVE

[FIGURE 03] PRITCHARD REHABILITATION/EXPANSION SPACE ALLOCATION

USE	TARGET
House	15,345
LEG-TECH (LSC)	7,475
LSS Photo	940
Code Reviser	9,480
Shared	3,160
Public Space	7,760
Third House	150
<b>Total Net SF</b>	<b>46,210</b>
Grossing Factor	60%
<b>Total Gross SF</b>	<b>77,020</b>

### BUILDING CONFIGURATION

The rehabilitated and expanded Pritchard Building retains the historic reading room and the basement under the existing building. A three-story addition replaces and extends the volume of the existing stacks that will be demolished. The addition is intended to be designed in a way that retains the visual presence of the historic Pritchard Building in the overall composition. The height of the addition is approximately the same as the adjacent Cherberg Building.

- The ground floor includes a lobby, hearing room, café, Legislative Support Services (LSS) and the Code Reviser's office.
- The second floor and third floors contain House member offices.
- LEG-TECH and storage functions are located in the basement.

### MAJOR BUILDING COMPONENTS

#### High Performance Building

Provisions of the capital budget for the predesign and the Pritchard Building Rehabilitation/Expansion Validation Study require a high-performance building that meets net-zero ready (NZR) energy standards and an energy use intensity (EUI) of no greater than 35. RCW 39.35D.030 requires the project to be certified LEED Silver.

- The preferred alternative is targeted to be net-zero ready. The addition includes a high-performance exterior envelope and a photovoltaic (PV) array. However, the campus primary power loop does not have sufficient capacity for the additional electrical load, and the total area for a PV array adequate to meet the goal has not been identified.
- The proposed strategy to achieve an EUI <35 is to provide a high level of energy performance at the addition to offset the inherent envelope deficiencies of the historic reading room where the exposed concrete structure provides a pathway for thermal conductance between indoor and outdoor environments. Confirming the preferred alternative can be designed to meet this goal requires mechanical and electrical engineering that is not included in the scope of the study. Further evaluation during the design phase is required.
- Updating the LEED scorecard is not included in the scope of the rehabilitation/expansion study and requires mechanical and electrical engineering. Further evaluation during the design phase is required.

#### Structure and Materials

The scope of work for the project includes reinforcement of the existing substructure by auger cast piles and grade beams that mitigate landslide and seismic issues, providing a level of safety that is greater than the minimum code requirement for renovation of a historic structure.

The addition is proposed to be steel-framed. The new structure will provide lateral resistance for the reading room, eliminating the need for visible, lateral load-resisting elements in the historic volume.

#### ARTWORK

The Pritchard Building contains significant artwork that is original and integral to its architecture and is intended to be preserved. Most of the works will be carefully removed, conserved, stored and re-installed. Some may be better served by being protected in place. An allowance is provided for artwork preservation and restoration. Research and consultation with conservation experts are required to determine strategies and costs for each piece.

**PARKING**

The predesign provided 52 parking stalls. The revised, preferred alternative provides 50-58 parking stalls, pending confirmation of the size of the building setback from secured parking, based on a security consultant's recommendations.

**PROJECT DELIVERY METHOD**

General Contractor /Construction Manager (GC/CM) is the proposed project delivery method.

**SCHEDULE**

The rehabilitated and expanded Pritchard Building is scheduled for occupancy in October 2026.

[FIGURE 04] PRITCHARD REHABILITATION/EXPANSION MILESTONE SCHEDULE

Phase	Start	Complete
Design	December 2022	April 2024
Construction	December 2024	August 2026

**Budget Analysis**

The project budget for the Pritchard Building rehabilitation/expansion is \$119,402,000. Costs are summarized by category in the Budget Analysis chapter. A C-100 and preliminary construction budget estimate are included in the appendix.

**FUNDING**

A portion of the design funding for the Pritchard Building rehabilitation/expansion and the John L. O'Brien Building renovation is included in the Laws of 2022, SHB 5651, Section 1059, as passed by the Legislature. Additional design funding and construction funding are identified for future biennia as a part of the LCM project.

**Process**

**TEAM**

**Project Executive Team (PET)**

The PET represents House and Senate leadership and makes decisions on behalf of the Legislature.

**Project Management Team (PMT)**

The PMT includes representatives from the House, Senate, Office of Financial Management (OFM) and

DES who provide day-to-day management.

**Consultants**

Mithun leads the planning team that includes structural engineering, civil engineering, and cost estimating consultants. Mithun provides architectural, landscape architecture and interior design services. The firm authored the LCM Predesign Report.

As required by SHB 5651, DES retained BuildingWork as a third-party historic preservation specialist to provide expertise on historic preservation issues, including The Secretary of The Interior's Standards for Treatment of Historic Properties, and The Guidelines for Rehabilitating Historic Structures, as well as technical challenges.

**DAHP Peer Review Panel**

DES, in consultation with the Department of Archeology and Historic Preservation (DAHP), organized a five-member peer review panel with expertise in historic preservation, architecture, and geotechnical and structural engineering to provide input on the alternatives, historic preservation and technical issues. They were provided milestone documents to review and met five times with the PMT and the consultants. The panel arrived at a consensus in favor of the revised preferred alternative of rehabilitating and expanding the Pritchard Building by constructing an addition that is attached to the historic structure.

**PHASES**

The rehabilitation/expansion study commenced on May 4, 2021 and comprised three phases.

- Phase 1 focused on identifying strategies to rehabilitate the Pritchard Building and determine the feasibility and cost of retaining the historic structure.
- Phase 2 focused on an analysis of alternatives to provide new space to accommodate the functional program. It included a comparison of costs.
- Phase 3 provided the analysis of the preferred alternative and the budget, and documentation of the addendum.

**PUBLIC ENGAGEMENT**

**LCM Stakeholders**

Monthly public meetings provided a forum for engaging a wide range of stakeholders, sharing progress reports

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and collecting input. Four meetings specific to the Pritchard Building rehabilitation and expansion were held over the course of the study.

Participants included representatives from the City of Olympia, South Capitol Neighborhood Association, Coalition of Neighborhood Associations, Olympia Heritage Commission, Olympia Historical Society/ Bigelow House Museum, Washington Trust for Historic Preservation, Docomomo WEWA, OPOP, ArtsWA / Washington State Arts Commission, National Association for Olmsted Parks, Friends of Seattle Olmsted Parks, Heritage Park Association and the Nisqually and Squaxin Island Tribes. Current and former legislators from Olympia and elsewhere also participated.

#### **CCDAC and SCC**

DES and the consultants made three presentations to the Capitol Campus Design Advisory Committee (CCDAC) and four presentations to the State Capitol Committee (SCC). Their input contributed to the development of the study.

SCC unanimously approved the revised preferred alternative at the joint meeting with CCDAC on January 25th, 2022. SCC unanimously approved the draft final report for the study at the March 17, 2022 meeting.



# Problem Statement

## SHB 5651, Section 1059

The addendum addresses the provisions of SHB 5651, Section 1059, Chapter 332, Laws of 2022

- (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 in the Pritchard Building necessary to offset House of Representatives' members and staff office space that will be eliminated in the renovation of the third and fourth floors of the John L. O'Brien building.*

The proviso goes on to state:

*The study must [also] 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 [Department of Enterprise Services] 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.*



[FIGURE 05] PRITCHARD BUILDING  
2018 PHOTOGRAPH

## Program Requirements

A summary of the functional and facility needs addressed by the Pritchard rehabilitation/expansion study follows. See the LCM Predesign Report for a full description of the requirements.

### FUNCTIONAL NEEDS

#### House Member Offices and Support Spaces

The John L. O'Brien Building contains most of the House member offices and support spaces. It does not have adequate capacity to serve all of the House's functions. It is the same size as the Cherberg Building that serves the Senate, however it contains an additional 124 full time equivalent occupants.

Member offices in the O'Brien Building average 127 square feet. They are smaller than the average size of House member offices in the Legislative Building and the average size of Senate member offices in the Legislative, Cherberg, and Newhouse buildings. Legislative assistants occupy open workstations outside member offices. Materials on their desks are unprotected. During session the narrow, four foot passageways between the open workstations may be filled to capacity by constituents waiting to see their representatives, which impacts the privacy and functionality of the workstations.

Hearing rooms, caucus rooms, conference rooms and storage space are not adequate to serve House functions. Interns and additional session staff occupy undersized spaces in the basement, separated from the members and staff they serve.

#### Legislative Agencies

The Code Reviser's Office, Legislative Support Services (LSS), and the Legislative Service Center (LEG-TECH) serve both the House and the Senate. They are currently located in the basement of the Cherberg Building and on multiple floors in the Pritchard Building. Consolidating the services in a central, accessible location would improve their ability to serve the Legislature.

#### Code Reviser's Office

The Code Reviser's Office is the official bill drafting arm of the Legislature and provides service for legislators, legislators-elect, legislative committees, joint committees, the governor, state elected officials,

legislative staff and agencies. The drafting attorneys proceed on a strictly nonpartisan basis and serve everyone regardless of party affiliation, seniority or any other factor.

The Code Reviser's offices are located in the Pritchard Building. The centralized location meets adjacency requirements for proximity to House and Senate offices and the Legislative Building, which is crucial to providing access to the office and transportation of physical documents during legislative session. Staff dedicated to the Washington Administrative Code also work with other agencies on campus including the Office of Financial Management located in the Insurance Building. However, the offices are spread across three floors - the basement mezzanine, the main floor and the first floor mezzanine, which adversely affects operational efficiency and teamwork.

#### Legislative Support Services

The Office of Legislative Support Services (LSS) provides a wide range of support to the House and Senate. It oversees the Legislative Information Center (LIC) and Hotline, the Legislative Gift Center, Video Production Services and Photography. It provides graphics, audio and video technical support, and printing, copying and mailing services. It also provides office supplies, ergonomic support, office moving and set-up, picture hanging, small repairs, and related office support functions.

LSS Photography is currently located in the Pritchard Building basement. The size of the space is adequate but the noise from the adjacent LEG-TECH training room is an issue because of the open ceilings.

#### LEG-TECH

The Legislative Service Center (LEG-TECH) provides information technology solutions and services to the Washington State Legislature. The center's help desk, training room and audio-visual department are located in the basement of the Pritchard Building.

Help desk staff typically leave their offices to provide on-site technology support for the Legislature. A limited number of people come to their office. Proximity to the Legislative, O'Brien, and Cherberg buildings is required so that staff can provide quick, efficient service.

### **Functional Adjacencies**

The historic arrangement of space in the Legislative Building – House functions on one side and Senate functions on the other with shared functions in between – established a precedent that was reflected when Cherberg, and O’Brien were subsequently occupied by the Legislature and the Pritchard Building was constructed for the state library. The House and Senate indicate this is the preferred functional organization for new development.

The flow of legislative work during session requires functional adjacencies between member offices, conference rooms, hearing rooms, caucus rooms and the legislative chambers. Member schedules revolve around legislative floor activity, hearings, committee meetings, caucus meetings and constituent meetings. It requires constant movement between buildings. Minimizing travel time is critical to member and staff efficiency. Meetings with constituents are typically scheduled in fifteen-minute intervals. Small groups assemble in member offices. Larger groups require conference rooms that should be adjacent to member offices.

### **FACILITY NEEDS**

The 55,485 square foot Pritchard Building was built in 1958 to house the Washington State Library. It was vacated after the 2001 Nisqually Earthquake. Subsequently, temporary tenant improvements were provided to allow occupancy by the Code Reviser’s Office, Legislative Support Services (LSS), the Legislative Service Center (LEG-TECH) and a public cafeteria. The time frame for use of the building based on these improvements was three years.

The original closed book stack volume, which represents 60% of the building, is currently vacant. The seven-story stacks have a small footprint, no windows, a 7’-6” floor-to-floor height, one exit stair and no restrooms. According to the 2004 predesign by Barnett Schorr Architects, “the State Fire Marshal declared three upper floors of the building as unsafe due to lack of proper exiting and fire protection.” Other spaces in the building have been adapted to use for offices but there are functional deficiencies in terms of space allocation, adjacencies, access, acoustics and security.

The Pritchard Building is protected as a state capitol historic facility under RCW 79.24.710 and listed on the National Register of Historic Places. The 2002 Historic Structures Report stated that the main entry and roof should be considered integral to the building and treated with the same importance as the primary interior spaces; any additions should be subordinate to the visual integrity of the primary facade when viewed from the Legislative Building. The Washington Room, lower gallery and reading room on the main floor should remain available for public access.

The 2017 State Capitol Development Study indicated that the facility has significant functional, health and life safety hazards that must be addressed. It noted that any improvement which alters the use or extends the life of the facility will trigger code requirements for improvements to the envelope, structural, mechanical, electrical and plumbing systems.

Structural deficiencies are a major issue in the continued use of the facility. The building is adjacent to a steep hillside that is subject to landslides and could erode further in an earthquake. The conventional spread footing substructure is not adequate to protect the facility from these events.

The building’s lack of strength, ductility and continuity of structural components could lead to partial collapse in a major earthquake. The one-story reading room lacks structural continuity with the seven-story book stacks. They move differently in an earthquake which could cause significant damage.

The exterior enclosure system, including the curtain wall and stone cladding, is not adequately attached to the structure representing a life safety risk to occupants. A 2008 exterior study recommended addressing the existing cladding of the building immediately due to the life safety hazard of stone panels falling off the building.

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# Alternatives Analysis

## Consequences of Doing Nothing

The consequences of doing nothing are described in the LCM Predesign Report.

## Rehabilitation Alternatives

### SLOPE STABILIZATION

The Pritchard Building is adjacent to a hillside that slopes steeply from the Capitol Campus to Capitol Lake below. The history, condition, risks and potential mitigation strategies for the hillside are the subject of multiple geotechnical studies. "Predesign Geotechnical Recommendations for LCM Development Sites 5 and 6" was provided by Shannon & Wilson in September, 2020. The report highlighted the recent history of shallow landslides, identified the risk of a potential building collapse in the event of a landslide caused by an earthquake and recommended slope stabilization west of the Pritchard Building.

The predesign report determined that a 70'-100' setback from the top of slope was required for new construction. It did not come to a conclusion about the feasibility of stabilizing the slope or improving the structure of the existing Pritchard Building to resist ground erosion that might undermine the conventional, spread footings. A major goal of the rehabilitation/expansion study is to identify strategies that would allow the historic building to be preserved.

The team worked with DES' geotechnical engineer, Shannon & Wilson, and consulted with the experts on the DAHP Peer Review Panel. The evaluation led to an understanding that there are at least three possible solutions. Sketches of the options are included in the appendix.

### Option SS1: Secant Pile Wall, Code-Minimum

A secant pile wall, placed at the top of the slope, would be designed to retain the hillside. The wall would be formed with large diameter drilled piles that overlap to form a continuous reinforced concrete wall. The wall would include tieback anchors at the top to maintain slope stability in an earthquake.

### Option SS2: Piles and Grade Beams, Code-Minimum

A system of large diameter piles placed next to the building would be designed to retain the soils beneath the building and reinforce the substructure of the existing building. The slope outside of the piles may still slide in a seismic event. The piles would be closely spaced and connected with a grade beam at their heads. Location of the piles close to the building improves access for heavy equipment.

### Option SS2: Enhanced, Damage Control

Enhanced seismic performance is provided by additional piles installed under existing footings to reduce the possibility of settlement from liquefaction in an earthquake. This approach will reduce building damage and life-safety risks for the rehabilitated portion of the Pritchard Building to potentially allow the historic building to be repaired if damaged in a seismic event.

### Option SS3: Pile Grid, Code-Minimum

A grid of smaller diameter drilled piles located between the building and the top of the hillside would be connected together with a concrete slab to improve resistance to sliding in an earthquake. This slab would provide a staging area during construction and covered by soils afterwards.

**Construction Access**

All three options require grading and tree removal to provide access for heavy equipment to work in the constrained space between the west side of the Pritchard Building and the top of slope. Potential environmental impacts should be evaluated in the design phase.

**Cost**

Construction budgets were developed for three options.

[FIGURE 06] PRITCHARD REHABILITATION/EXPANSION SLOPE STABILIZATION

Option	Cost
SS1: Secant Pile Wall	\$2.90M
SS2: Piles/Grade Beams	\$2.69M
SS2: Piles/Grade Beams - Enhanced	\$2.79M
SS3: Pile/Grade Beam Grid	\$2.72M

The analysis led to a decision to utilize SS2: Enhanced to maximize the value of the improvements over the life of the facility.

**LIBRARY STACKS**

Alternative approaches to addressing the structural deficiencies of the existing building were considered. The overall goal was to preserve the character defining features of the reading room that faces the open space between the legislative buildings and contains Pritchard's public spaces. As a result, the study focused on strategies related to the library stacks.

**Rehabilitate Stacks**

Reinforce exterior walls with shotcrete walls (sprayed concrete) and with fiber-reinforced polymer (FRP) wrap on the columns. Add pile foundations along the perimeter to support the added weight of concrete. Preserve and repair sandstone cladding. Remove four floors (basement mezzanine, first floor mezzanine, and floors three and four) and add an intermediate floor between the former third and fourth floors. Replace exit stair and small elevator with two new full-height exit stairs and a new elevator. Add punched windows (individual windows in a solid wall), limited in size by existing structure. Remove rooftop stair enclosure and modify penthouse to screen new rooftop mechanical equipment. Add core components, such as restrooms,

mechanical shafts, and mechanical and electrical rooms.

**Replace Stacks**

Remove entire existing stacks, including the basement below, and replace the stacks with a new steel-framed addition. Incorporate structural elements that resist lateral movement in the addition. Connect these elements to the existing reading room structure to reduce the need for new earthquake-resisting structural elements in the reading room. Incorporate a large south-facing curtain wall and sandstone cladding. According to BuildingWork, it may be possible to salvage sufficient quantity of sandstone panels from the stacks for cladding the stacks replacement addition. The feasibility of salvage and reuse requires further study.

**Replace Stacks - Enhanced Structure**

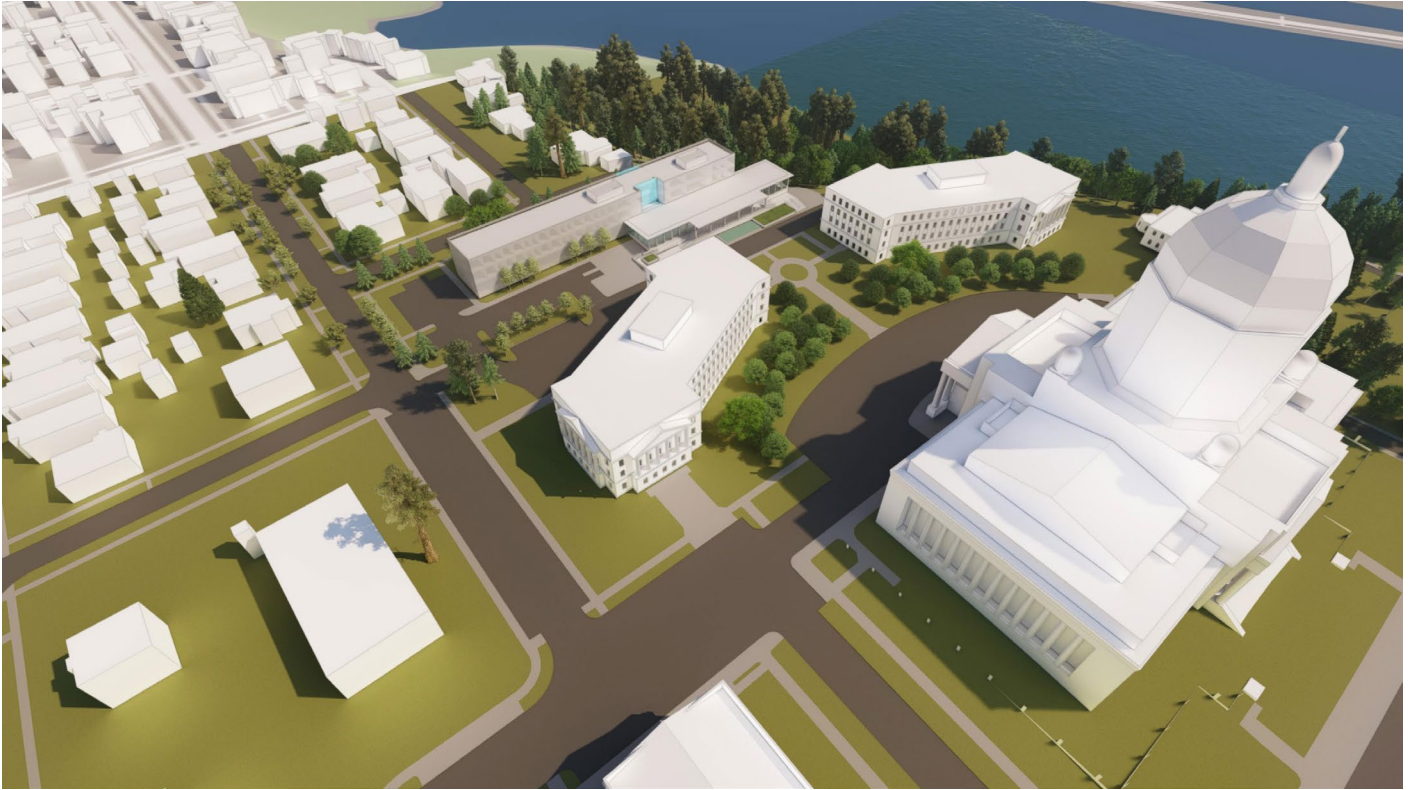
Replace entire stacks structure and basement below with new addition similar to the option described above. Provide additional piles under existing footings of the reading room to reduce potential damage of the historic structure and related life-safety risks.

**REHABILITATION COST ANALYSIS**

The following estimated construction budgets for rehabilitation of the Pritchard Building are provided for comparison of the three options described above. These costs include rehabilitation of the reading room and basement below with improvements limited to shell and core scope. They also include the costs of hillside stabilization option SS2 and structural rehabilitation designed for damage control, which is briefly explained in the Laws and Regulations section of this report and is described in detail in the structural narrative included in the appendix. Figures below are in today's dollars, without any soft costs.

[FIGURE 07] PRITCHARD REHABILITATION/EXPANSION REHABILITATION OPTIONS

Option	Cost
Rehabilitation including stacks	\$29.13M
Rehabilitation with stacks replacement	\$26.98M
Rehabilitation with stacks replacement and damage control upgrades	\$30.98M



[FIGURE 08] OPTION A

## Expansion Alternatives

Options A and B rehabilitate the historic reading room and the basement area below, preserve the exterior sculpture and water feature, and allow for safe removal and reinstallation of the artwork located in the building. Both options replace the former library stacks with a new structure. Both options improve seismic performance of the remaining portion of the building and mitigate the risk of landslide within the building footprint.

Option A is a single building containing the entire program. Option B is two buildings with the Code Reviser's and House offices in a separate building.

Selection of the preferred alternative was informed by a preliminary analysis of construction and project costs for Options A and B.

### OPTION A – CONNECTED ADDITION

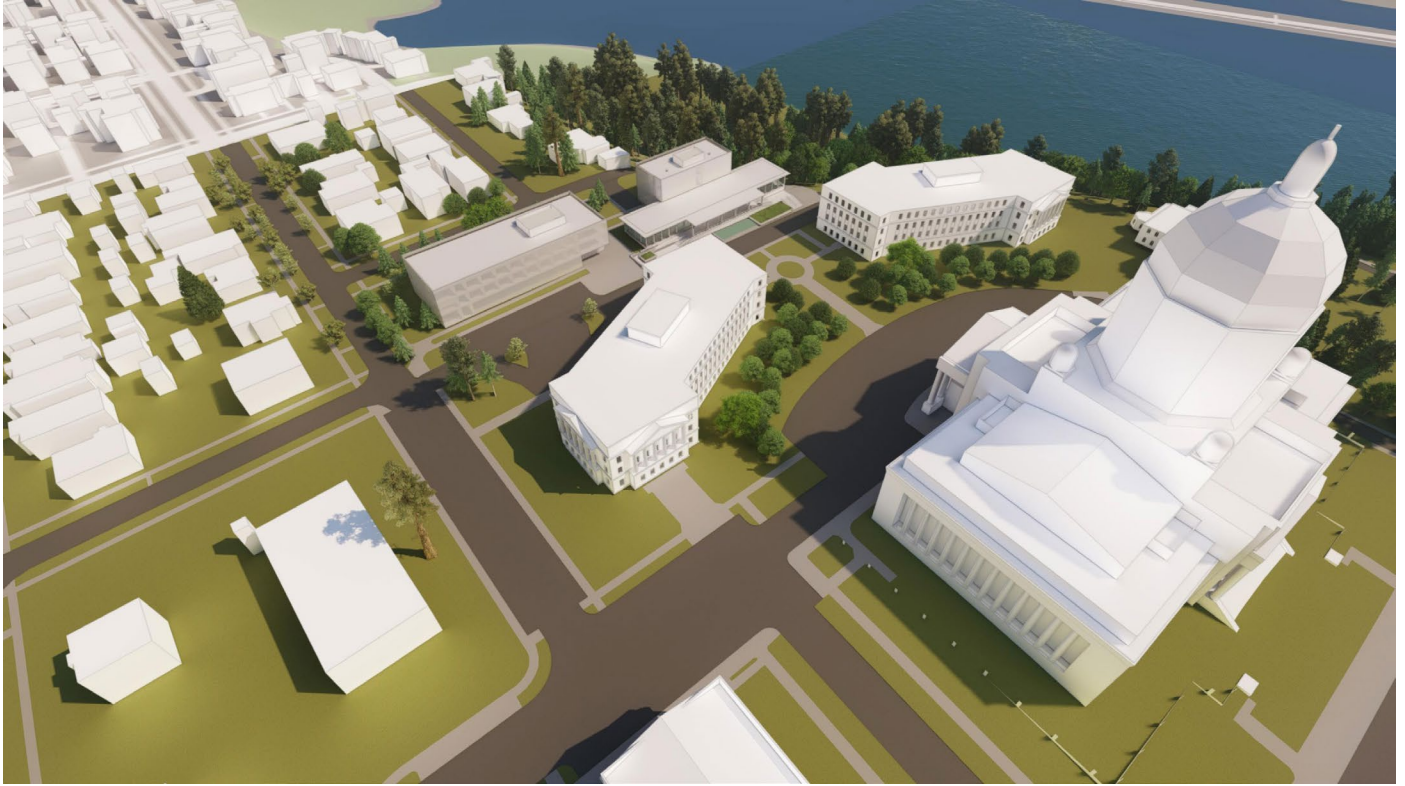
A three-story addition is connected to the historic reading room. The existing Pritchard Building basement is retained, and its mezzanine is demolished.

The addition is located on the footprint of the existing library stacks, extending the volume 234 feet to the east.

Level 0 (basement) includes: Washington Room, LEG-TECH offices, training room and storage, Code Reviser storage and general storage.

Level 1 includes: lobby, security, food services, hearing room and caucus rooms in the historic reading room; Code Reviser's office, LSS photo services, Third House (space for lobbyists), and public records offices in the addition.

Levels 2 and 3 include: House member offices and related support spaces.



[FIGURE 09] OPTION B

### OPTION B – FREESTANDING ADDITION

A three-story addition on the footprint of the existing library stacks is connected to the historic reading room. The existing Pritchard Building basement is retained; its mezzanine is demolished.

- Basement includes: Washington Room, LEG-TECH offices, training room and storage, Code Reviser storage and general storage.
- Level 1 includes: lobby, security, food services, hearing room and caucus rooms occupy the historic reading room and Third House and LSS photo services.
- Levels 2 and 3 include: LEG-TECH offices.

A three-story, freestanding addition is located 35 feet east of the Pritchard Building.

- Level 1 includes: lobby and Code Reviser's office.
- Levels 2 and 3 include: House member offices and related support spaces.



## ALTERNATIVES COMPARISON

### OPTION A

### OPTION B

#### Historic Resources

- |   |   |
|---|---|
| <ul style="list-style-type: none"> <li>– Maintains integrity of the historic Olmsted Plan that organizes capitol group around a common open space in symmetrical, axial relationship with each other and the Legislative Building.</li> <li>– Compact footprint provides opportunities for open space, framing views of the dome and Cherberg Building from the corner of 16th Avenue and Water Street.</li> <li>– Historic Pritchard Building reading room is the focal point providing space for most public functions in the building - lobby, food services and hearing room - and access to House member offices. It invites people to experience the past, present and future of state government.</li> <li>– Expansion alters original building form.</li> <li>– Alignment of addition to existing building section increases height of addition by approximately 6 feet.</li> </ul> | <ul style="list-style-type: none"> <li>– Separate, off-axis entry to members' offices is not consistent with the historic Olmsted Plan and symmetrical organization of the historic west capitol group.</li> <li>– Volume of addition competes with Pritchard Building, reduces the view of the dome and of Cherberg Building from the corner of 16th Avenue and Water Street.</li> <li>– Constrained space between the existing building and the freestanding addition. Freestanding addition building preserves the Pritchard Building form.</li> <li>– Height of detached addition may be lower than library stacks volume.</li> </ul> |
|---|---|

#### Efficiency

- |   |  |
|---|--|
| <ul style="list-style-type: none"> <li>– Single entry and building core (elevators, stairs central restrooms, mechanical and electrical rooms) optimize accessibility, wayfinding, and operational efficiency.</li> </ul> | <ul style="list-style-type: none"> <li>– Separate entry and building core compromise accessibility, wayfinding, and operational efficiency.</li> <li>– Increased path of travel for House members and staff during session.</li> </ul> |
|---|--|

#### Daylight

- |  |  |
|--|--|
| <ul style="list-style-type: none"> <li>– 50-foot width of addition maximizes daylight in the above-grade spaces.</li> <li>– Occupied spaces in the basement have limited daylight access.</li> </ul> | <p>All regularly occupied spaces are located above grade, with access to daylight.</p> |
|--|--|

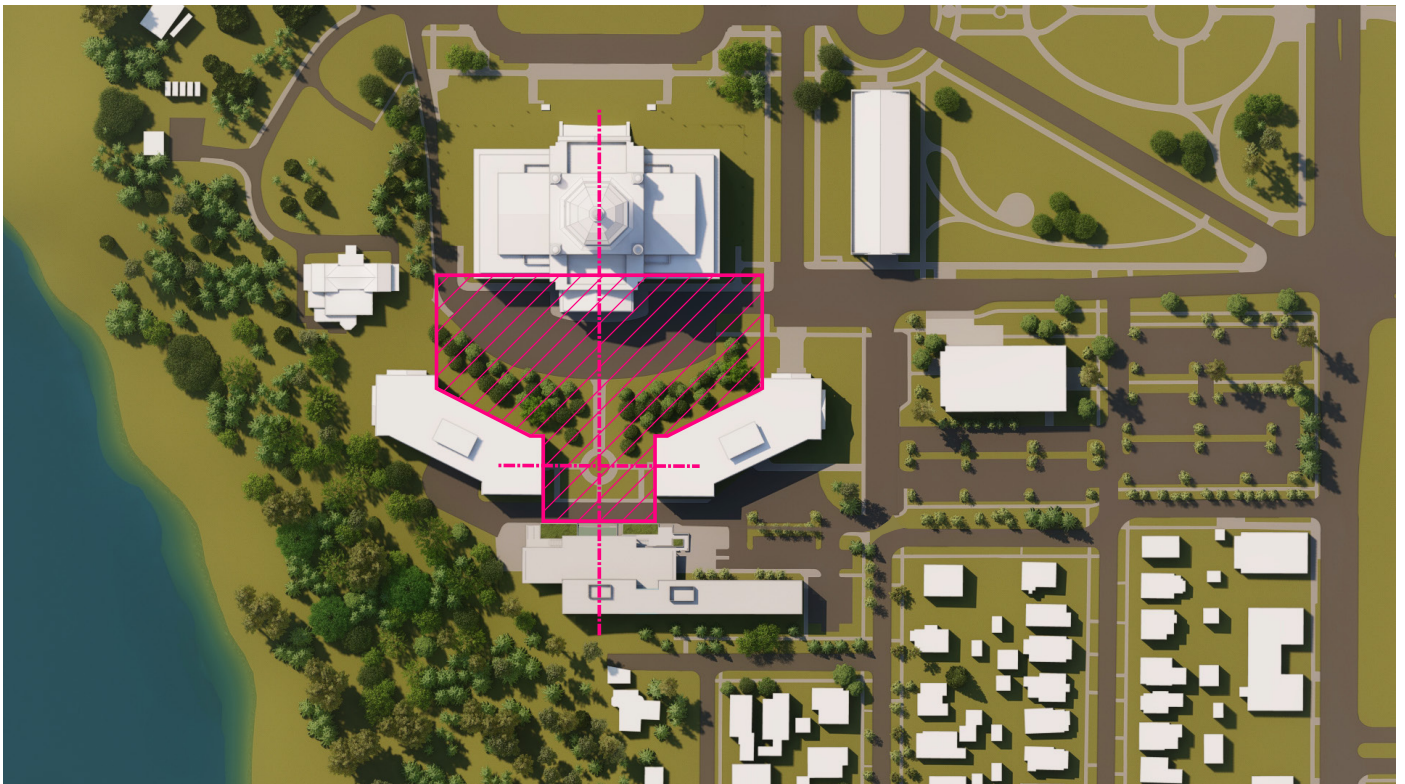
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# Detailed Analysis of Preferred Alternative

## Preferred Alternative

Option A was selected as the preferred alternative for rehabilitating the Pritchard Building and expanding it to meet program needs by means of an addition connected to the existing building. The preferred alternative:

- Maintains the integrity of the Olmsted Plan.
  - » Preserves the symmetrical / axial / figure-ground relationship of legislative buildings sited around a shared open space.
- Demonstrates the state’s commitment to stewardship of historic resources.
  - » Maintains Pritchard’s National Register of Historic Places status.
- Maximizes access, wayfinding, and operational efficiency by consolidating the program in a single facility.
- Maximizes the opportunity for a successful project.



[FIGURE 10] PRITCHARD REHABILITATION/EXPANSION  
CONNECTION TO HISTORIC CAPITOL GROUP

## Space Allocation

A preliminary functional program identifying the intended uses of the building was established by the "Newhouse Replacement Predesign: Problem Statement and Alternatives Analysis" originally published in December, 2018 and updated in February 2020. See the predesign report for additional information.

Detailed space programming was not included in the scope of the predesign report or this study. Additional work is required to validate the program, including development of room data sheets, to define the size, configuration and owner requirements for each space need. To ensure that House space needs are met, programming and planning for the Pritchard Building and the third and fourth floors of the O'Brien Building must be done concurrently as a coordinated effort.

### HOUSE OFFICES

Space is allocated to right-size member and staff offices, provide adequate circulation space, waiting areas, meeting and conference rooms, and improved access, life safety and security. Existing House member offices in the Legislative and O'Brien buildings average 154 square feet. The proposed functional program would increase average member office size to 206 square feet.

The program provides for the relocation of 35 member offices and their legislative assistants into new office space in the rehabilitated and expanded Pritchard Building. It includes waiting space outside every member office. Medium and large conference rooms and informal meeting areas are included.

Tenant improvements to the third and fourth floors of O'Brien will provide larger offices for members and their legislative assistants, and allow hallways to be widened to provide adequate circulation and public waiting space.

### HEARING ROOM

A new hearing room in the historic Pritchard Building reading room will be sized to accommodate large audiences, such as joint House-Senate hearings and legislative sub-agency and non-legislative meetings. Enhanced AV capabilities and projection screens should be included to allow for listening and viewing of the proceedings from other rooms and facilitate digital presentations.

### LEGISLATIVE AGENCIES

The Code Reviser's Office, Legislative Support Services (LSS) and Legislative Service Center (LEG-TECH) all serve both the House and the Senate. The Code Reviser is currently located in the existing Pritchard Building. LSS has space in the Pritchard, Cherberg and Legislative buildings, as well as off campus. LEG-TECH has space in the Pritchard and Helen Sommers buildings. Consolidating these services in a central, accessible location will improve their ability to serve the House and Senate equally and efficiently.

### CAFE

A cafe will provide contemporary food service and gathering space. It will consist of a grab and go, and seating area that is supported by a kitchen.

### ADDITIONAL SPACE

In addition to the space allocated in the predesign report, the Pritchard Building rehabilitation/expansion includes LEG-TECH workstations to support increased demand for teleconferencing services and the Washington Room that will remain in the building along with its Kenneth Callahan murals.

[FIGURE 11] PRITCHARD REHABILITATION/EXPANSION NSF ADDITIONS TO PREDESIGN REPORT

PROGRAM	*NSF
LEG-TECH Workstations	770
Washington Room	1,900
<b>ADDITIONAL NET SF</b>	<b>2,670</b>

### TARGETS AND GROSSING FACTORS

The space allocation table identifies the size (net square footage) of each assignable space in the building. An efficiency ratio of 60/40 is used to target the gross area of the building relative to net assignable area. This ratio accounts for space required for circulation, stairs, elevators, restrooms, mechanical, electrical, and telecommunications rooms, structure and the thickness of interior and exterior walls.

## SPACE ALLOCATION TABLE

[FIGURE 12] PRITCHARD REHABILITATION/EXPANSION  
SPACE ALLOCATION TABLE

AGENCY	EXISTING PROGRAM					PROPOSED PROGRAM			
	UNITS	AVG NSF	SUBTOTAL	STAFF	*LOC	UNITS	NSF	SUBTOTAL	STAFF
<b>House</b>									
Member offices	See O'Brien Renovation					35	205	7,175	35
LA offices						35	110	3,850	5
Intern workstations						19	90	1,710	19
Large conference rooms						3	350	1,050	
Small conference rooms						3	200	600	
Briefing Room						2	300	600	
PRO Offices						3	120	360	3
<b>HOUSE TOTAL</b>	See O'Brien Renovation							<b>15,345</b>	<b>89</b>
<b>LEG-TECH (LSC)</b>									
Reception					A	1	240	240	
Help desk workstations	15	100	1,500	15	P	15	90	1,350	15
Private offices	7	107	746	7	P	4	130	520	4
Equipment staging	2	275	550		P	1	500	500	
Equipment storage	4	222	888		P	1	900	900	
Copy Room						1	120	120	
Break Room						1	220	220	
AV equip. storage & staging	1	1,509	1,509		P	1	1,500	1,500	
Conference room						1	225	225	
Training room	1	887	887		P	1	900	900	
Kitchen	1	101	101		P				
Quiet Room	1	76	76		P				
Empty Offices (not used)	2	82	164		P				
Digital Workspace Support						10	100	1,000	10
<b>LEG-TECH (LSC) TOTAL</b>			<b>6,421</b>	<b>22</b>				<b>7,475</b>	<b>29</b>
<b>LSS Photo</b>									
Studio	1	566	566		P	1	400	400	
Workstations	6	91	546	6	P	6	90	540	6
<b>LSS PHOTO TOTAL</b>			<b>1,112</b>	<b>6</b>				<b>940</b>	<b>6</b>

\* P=Pritchard; O=O'Brien; A=Added Space

DETAILED ANALYSIS OF PREFERRED ALTERNATIVE

AGENCY	EXISTING PROGRAM					PROPOSED PROGRAM			
	UNITS	AVG NSF	SUBTOTAL	STAFF	*LOC	UNITS	NSF	SUBTOTAL	STAFF
<b>Code Reviser</b>									
Private offices	16	113	1,808	16	P	18	130	2,340	18
RCW Director/Attorney						1	130		
RCW Attorney						8	130		
RCW Checkers						4	130		
WAC Register Editors						2	130		
Professional Staff						3	130		
Shared offices	4	137	548	8	P	4	160	640	8
RCW Proofreaders						2	160		
OTS Proofreaders						1	160		
Register Proofreaders						1	160		
Reception Waiting Area						1	200	200	
Workstations	19	155	2,949	19	P	19	90	1,710	19
Reception Workstations						3	90		
RCW Editorial Assistants						6	90		
WAC/Reg. Edit. Assistants						4	90		
OTS Editor						1	90		
OTS Editorial Assistants						2	90		
WAC, Register (Session)						1	90		
RCW (Session)						1	90		
Session Attorney						1	90		
Print shop	1	878	878	1	P	1	700	700	1
Library	1	657	657		P	1	500	500	
File storage	1	1,416	1,416		P	1		1,900	
Current Bill Draft Storage						1	700		
4 Year Bill Storage						1	600		
Register & Archived WAC						1	600		
Copy rooms						2	120	240	
Breakroom	1	272	272		P	1	150	150	
Conference	1	293	293		P	1	300	300	
General Storage						1	800	800	
<b>CODE REVISER TOTAL</b>			<b>8,821</b>	<b>44</b>				<b>9,480</b>	<b>46</b>



AGENCY	EXISTING PROGRAM					PROPOSED PROGRAM			
	UNITS	AVG NSF	SUBTOTAL	STAFF	*LOC	UNITS	NSF	SUBTOTAL	STAFF
<b>Shared</b>									
Waiting						3	200	600	
Reception						2	280	560	2
Breakrooms						2	150	300	
Copy rooms/supplies						2	150	300	
Informal Meeting Rooms						2	550	1,100	
Storage						1	300	300	
<b>SHARED TOTAL</b>								<b>3,160</b>	<b>2</b>
<b>Public Space</b>									
Lobby						1	1,600	1,600	
Large hearing room						1	2,400	2,400	
Caucus/meeting rooms						2	150	300	
Security Office						1	150	150	1
Security Station						1	150	150	
Washington Room	1	1,900	1,900		P	1	1,900	1,900	
Lactation/Quiet Room						2	110	220	
Cafeteria	1	2,345	2,345		P	1	1,850	1,850	
Kitchen	1	938	938	3	P	1	640	640	3
Café / Grab & Go	1	815	815		P	1	450	450	
<b>PUBLIC TOTAL</b>			<b>5,998</b>	3				9,660	4
<b>Third House</b>									
Third House	1	145	145	2	P	1	150	150	2
<b>THIRD HOUSE TOTAL</b>			<b>145</b>	<b>2</b>				<b>150</b>	<b>2</b>
<b>TOTAL NET SQUARE FEET</b>			<b>22,496</b>		75	<b>60%</b>		<b>46,210</b>	178
<b>NON-ASSIGNABLE AREA</b>						40%		30,807	
<b>GROSS SQUARE FEET</b>								<b>77,017</b>	

\* P=Pritchard; O=O'Brien; A=Added Space

\*\* Gross area is a target for design based on 60% efficiency factor. Test-to-fit scenario included below is 0.8% more efficient, within the range of predictability for final design.

### Basic Configuration of Building

The rehabilitation/expansion project celebrates the architectural and historic contribution of the Pritchard Building to Washington State's Capitol Campus. The Paul Thiry design, completed in 1958 for the Washington State Library, was the last structure to be added to the historic legislative group on the West Campus. It is located on axis with the capitol dome in symmetry with the O'Brien and Cherberg buildings. Designed in a Modernist architectural style, it reflects the compositional principles of the original capitol buildings.

The preferred alternative retains the reading room, monumental plinth, stairs and fountain that are fundamental character defining features of the historic building. A three-story structure replaces the footprint and volume of the existing library stacks and extends 234 feet east.

The proposed massing concept illustrates the goal of differentiating the volume of the library stacks from the rest of the addition to maintain Thiry's design concept that references the composition and proportions of the Legislative Building.

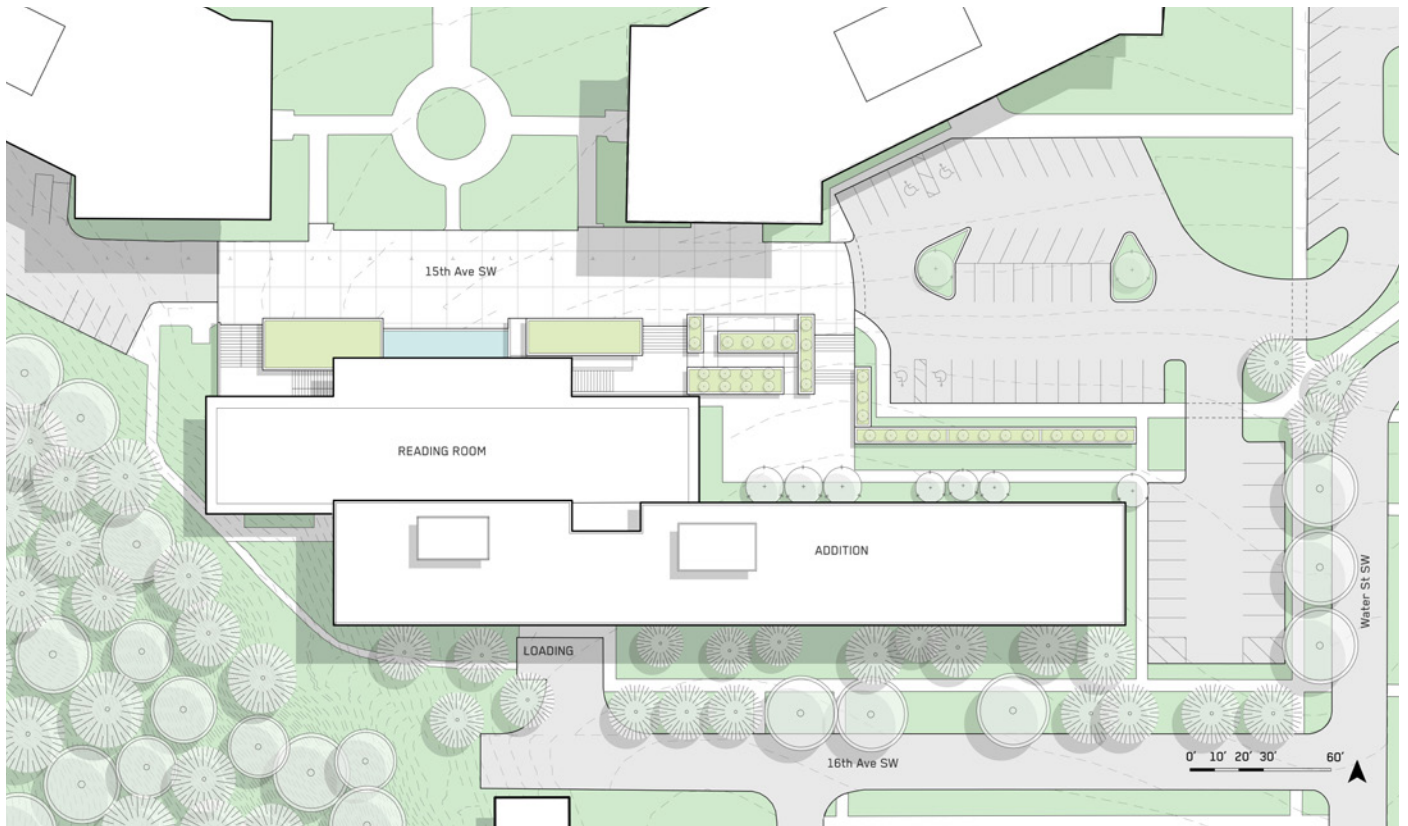
It retains Pritchard's position as a focal point on the south edge of the capitol group, and the centralized organization of open space surrounded by legislative buildings, consistent with principles established by the Olmsted Brothers' Washington State Capitol Grounds General Plan and Wilder And White's Capitol Campus Masterplan.

### SITE PLAN

The location of the historic Pritchard Building establishes the configuration of the site plan.

#### North

- The north side of the site looks towards the Sundial Court enfronted by the major entries to Pritchard, O'Brien and Cherberg. The plan proposes an option to improve the connection between Pritchard and the Sundial Court by replacing the asphalt roadway and concrete curbs on 15th Avenue SW with concrete pavers and bollards. Existing parking spaces would be retained.



[FIGURE 13] PRITCHARD REHABILITATION/EXPANSION SITE PLAN 1" = 80'-0"



[FIGURE 14] PRITCHARD REHABILITATION/EXPANSION  
VIEW LOOKING SOUTH

### West

- The west side of the site overlooks the steep, forested hillside that slopes down to Capitol Lake. The landscape plan includes restoration of the vegetation in proximity to the Pritchard Building.

### South

- The south side of the site and the addition enfront the historic South Capitol Neighborhood. The addition is setback 45 feet from 16th Avenue SW, matching the existing Pritchard Building library stacks setback. The setback is less than the 50 feet recommended by Hinman Consulting Engineers report on security measures that are based on Facility Security Level III guidelines. Hinman's report is included in the predesign report.
- The plan includes new trees and plantings that wrap the forested hillside edge around the west and south sides of the site consistent with the 2009 West Capitol Campus Historic Landscape Preservation and Vegetation Management Plan.
- Access for loading, trash, recycling and generator are located off 16th Avenue SW.

### South-East

- The south and east sides of the site are across from the historic South Capitol Neighborhood. Replacement of the existing parking lot with new plantings and sidewalks will improve views from the neighborhood into the campus and the pedestrian experience of entering the capitol grounds.

### FLOOR PLANS

Test-to-fit plans were developed to confirm the feasibility of locating the functional program in the building footprint. See the Appendix for detailed plans with individual room names.

### Level 0

- The west end of Level 0 is above grade. The functional program is organized to take advantage of daylight at the west end of the floor. New windows are included in the project budget.

- The Washington Room currently occupies the west end of Level 0 (the floor below the reading room). It has no windows because bookcases and Callahan murals form the perimeter of the room. This room is currently used as an assembly space but has only one exit, which does not meet code requirements for egress.
- The test-to-fit plan relocates the Washington Room from the west end of Level 0 to its east end, which is entirely below grade and is advantageous for mural display.
- LEG-TECH is located on the west end of the floor where the workstations and training room can take advantage of daylight and views. Offices, conference rooms, break rooms and reception take advantage of views to the exterior across the workstations.
- Storage areas for LEG-TECH, Code Reviser and general storage are located in below grade areas. Level 0 is a high bay space, 17 feet from its floor to the Level 1 floor slab above. There is potential to increase capacity in storage spaces by taking advantage of the extra height with specialized systems. This opportunity should be explored in the design phase.

**Level 1**

The functional program takes advantage of the formal character and high bay space on Level 1 of the Pritchard Building.

- Major public spaces are located in the historic reading room. A new, shared use hearing room looking towards the historic capitol group is located on the east end, with caucus rooms adjacent. The Fitzgerald mosaic is visible in the hearing room and the lobby. A cafe with contemporary grab and go service is located on the west end, overlooking the forested hillside.
- The lobby and security offices are located in the center of the historic reading room where they control access to the main entry, the public spaces and the hallways, stairs and elevators that lead to the Code Reviser's and House members' offices.

- The existing entry vestibule is relocated from its off center position on the west side of the reading room's centerline to a mirror image position on the east side of the centerline to align with the new stairs, elevators and loading dock, maximizing access, wayfinding and security.
- The Code Reviser's office that serves the House and Senate occupies most of the addition, looking towards the historic capitol group on the north and the historic South Capitol Neighborhood to the south.
- The addition also contains space for LSS photo services, the Third House and Public Records Offices.

**Levels 2 and 3**

Levels 2 and 3 contain House members' offices, offices for legislative assistants, intern workstations, conference rooms, break rooms and copy rooms. The floors can be secured by controlling access to elevators and stairs.

The program includes informal meeting rooms and public waiting areas near the elevators and stairs, and public waiting areas at clustered entries to member offices.

**BUILDING SECTION**

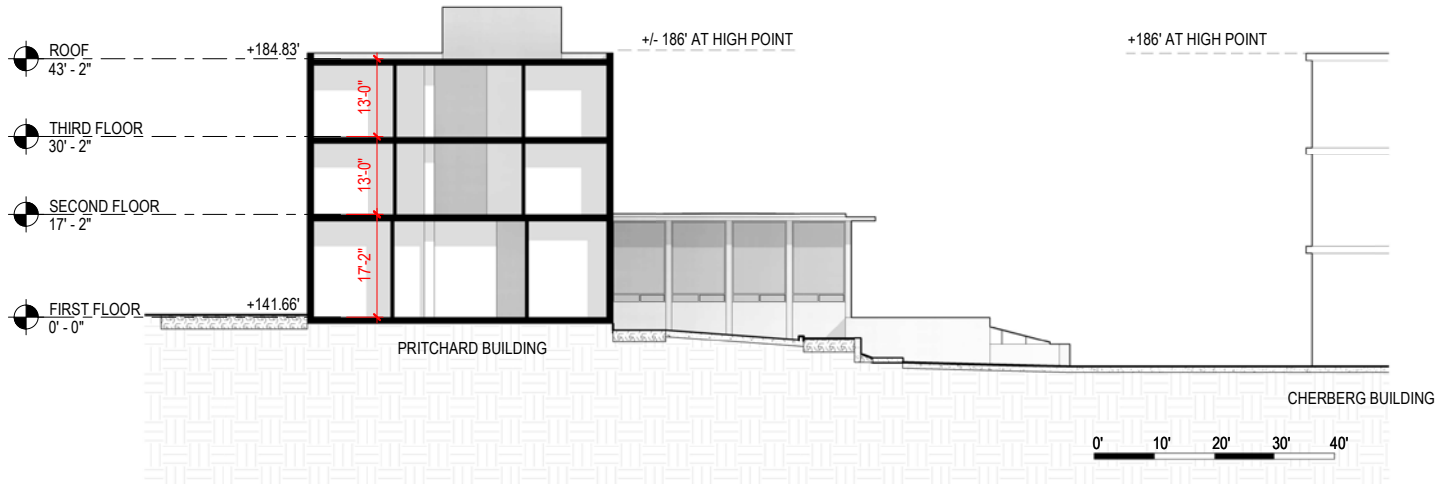
The building section of the addition is set by the roof of the historic reading room to provide structural continuity between existing and new construction. Levels 2 and 3 are planned for a 13 feet floor-to-floor dimension appropriate for offices. As a result, the addition will be approximately 6 feet taller than the existing stacks.

The overall height of the addition is approximately the same as the height of the adjacent Cherberg Building that sets the height limit for new construction on the west capitol campus.



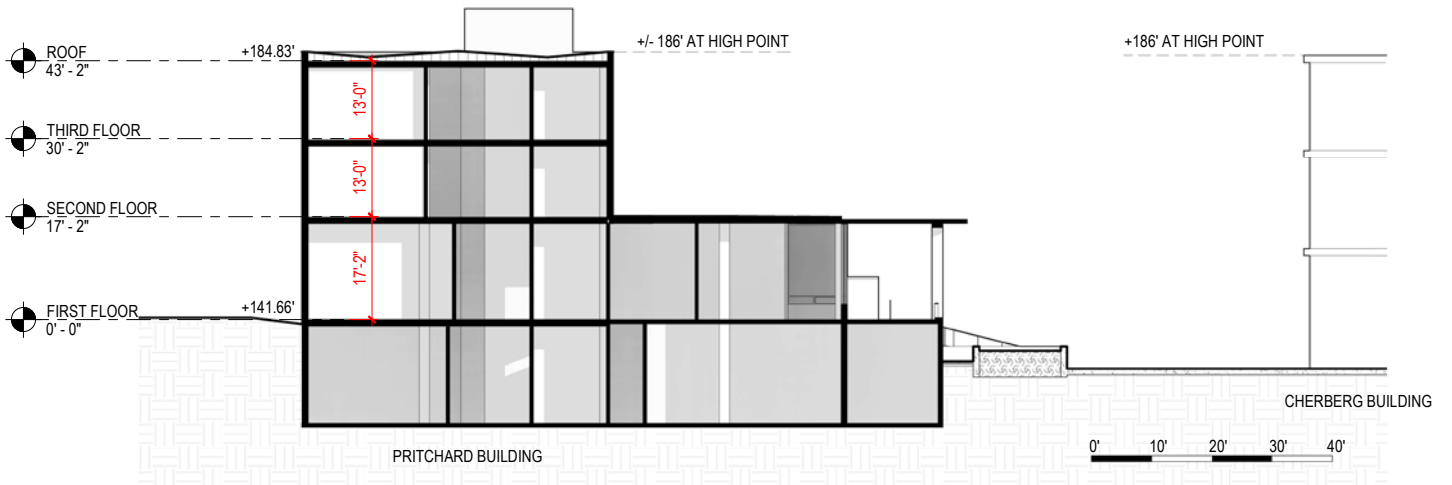
[FIGURE 15] PRITCHARD REHABILITATION/EXPANSION TEST-TO-FIT FLOOR PLANS

SECTION AT PARKING 1/32" = 1'-0"



[FIGURE 16] A.1 - BUILDING SECTION

SECTION AT STACKS 1/32" = 1'-0"



[FIGURE 17] A.2 - BUILDING SECTION @ NOTCH



## Site Analysis

Refer to the predesign report for additional information.

### LOCATION

Opportunity Site 5 is a 1.8-acre site. It has significant natural and built features and is an integral part of the west campus. It is bounded by 15th Avenue SW to the north, Water Street SW to the east, 16th Avenue SW to the south and the steep, forested bluff that overlooks Capitol Lake/Lower Deschutes Watershed to the west.

### EXISTING CONDITIONS

The site contains the historic Pritchard Building and a surface parking lot with 93 stalls.

### EXISTING ACCESS

- The site is located southwest of Water Street SW and 15th Avenue SW. Most of the traffic arrives via Sid Snyder Avenue SW and Water Street SW, with some traffic arriving via 15th Avenue SW and neighborhood streets to the south.
- 15th Avenue SW is not aligned through the intersection with Water Street SW. The offset forces the crosswalk across the south leg of the intersection to land at the driveway to the Pritchard Building parking lot.
- Vehicular access to the adjacent surface parking lot is from Water Street SW. It serves as a drop-off/pick-up area for legislators and staff. There is limited parking in front of the building along the service road.
- Pedestrians access the site from the south, via the landscaped walkway located east of the Pritchard Building and connecting the Capitol Campus and the South Capitol Neighborhood Historic District. The main entry to the building is from 15th Avenue SW, and an employee entrance is provided on the east side of the building.

### GEOTECHNICAL/SOILS

The Pritchard Building is located about 110 feet above Capitol Lake at the top of a steep hillside subject to erosion from shallow landslides caused by heavy rains and seismic events. The hillside is the subject of multiple studies that draw similar conclusions about the risks of the unstable slope. The Predesign Geotechnical Recommendations by Shannon & Wilson and the Hillside Evaluation and Preliminary Design by Golder

Associates are included in the Appendix. Minimum code-required setback from the steep slope is 50 feet from top of slope based on marine hazard bluff designation and approximate location of the ordinary high water mark. However, to achieve the required factor of safety, Shannon and Wilson recommends 70 - 100 foot setback based on preliminary slope stability analysis.

The soils are liquefiable. Excess pore pressure in the loose, saturated, cohesionless soil may increase during ground shaking to a level near the initial effective stress, resulting in a reduction of shear strength of the soil ( a quicksand-like condition). Effects of liquefaction include seismic-induced ground settlement, lateral spreading and slope instability, and loss of vertical and lateral foundation restraint. Based on the results of preliminary evaluations it is estimated that seismic settlement of up to six inches could occur near the Pritchard Building.

Based on the available subsurface information, the existing soils at the site include fill and native sands, silts, and clays. Fill material generally extends 4.5 feet below the surface in the explorations performed near the building. If unstable or unsuitable soils are discovered, it is anticipated that they will be excavated and replaced with suitable materials.

### EASEMENTS AND SETBACKS

The project site is within the boundaries of the Washington State Capitol Campus and is under the jurisdiction of the State of Washington. It is exempt from the City of Olympia's land use code. A 200-foot wetland buffer established by Thurston County lies along Capitol Lake. A clearly established ordinary high water mark and mapping of any sensitive habitat areas will be required prior to design.

### OWNERSHIP

An updated topographic and title survey will be required for the design phase to document property lines, easements and extent of the Washington State Capitol Campus boundary.

### UTILITIES

#### Water

The City of Olympia supplies water to the Capitol Campus. The state owns and operates the water systems in the West Capitol Campus.

For the Pritchard site, three new fire hydrants will likely be required; two to replace the existing fire hydrants on 15th Avenue SW and one on the back of the building near 16th Avenue SW. The hydrant on the backside of the building will need to be fed by the water main on Water Street SW through an 8-inch DI pipe. New water lines for domestic and building fire sprinkler systems will be required to service the new building. A water meter is required for the domestic service line. These water services should be provided from the water main on 15th Avenue SW, so they are in the downstream of the master meters and in the state-owned system.

**Sanitary Sewer**

Sanitary sewer service to the project site is provided by the City of Olympia. The sewer main system inside the West Capitol Campus is owned and operated by Washington State.

The 6-inch existing sewer main serving the Pritchard Building is old. It was identified in the Capitol Campus Utility Renewal Plan as a “moderate risk” and is recommended to be replaced with the Pritchard Building improvements per previous assessments. An 8-inch main with a manhole on each end is likely required. Sewer service to the proposed building will be connected to this new sewer main on 15th Avenue. The condition of 8-inch combined sewer main on Columbia Street is unknown. Given the age of this clay sewer main, we recommend replacing it with a same-size PVC line.

**Stormwater**

Stormwater systems inside the West Capitol Campus are owned and operated by the state. Storm runoff from the studied sites drains either to one of the dedicated stormwater systems that discharge directly to the Capitol Lake or to a combined sewer system that connects to the city sewer main on Capitol Way. Because the stormwater detention requirement is exempt, the Low Impact Design (LID) requirement is also exempted according to the City of Olympia design standards. However, DES encourages LID implementation at the Capitol Campus. LID development approaches should be considered and applied to the project as much as practically allowed.

At the Pritchard site, the eastern half of the existing parking lot currently drains to a sanitary sewer system.

Storm runoff from the proposed building, parking lot, and the repaved 15th Avenue SW will be collected into underground pipe systems and conveyed west to the existing storm system that discharges directly to Capitol Lake. Detention is not required because the dedicated stormwater system discharges directly to Capitol Lake, a flow control exempt water body.

A recent video investigation shows that the storm drainage system and the outfall are in good condition except for one section of pipe. The section of pipe, located south to the existing Pritchard Building, is heavily damaged and blocked. Replacement of the pipe is necessary if it is not fixed before the construction of this project.

Water quality treatment facilities are required for treating storm runoff from the pollutant-generating impervious areas (PGIA), such as the paved parking lots and streets. The Capitol Lake is a phosphorous-sensitive water body. Phosphorous control is required.

Because of the adjacent steep hillside and poor infiltrative site soil conditions, infiltration facilities are not recommended for this project for the Pritchard Building site. Emerging technologies like media filtration devices with phosphorous removal capacity are more suitable for this site for water quality treatment.

**Natural Gas**

There are no known natural gas mains near the proposed building areas. The closed gas main is on Capitol Way. If natural gas services are required, a gas main would likely need to be extended from Capitol Way.

**Emergency Power**

The existing emergency generator located southwest of the Pritchard Building will be replaced with a new generator sized for expanded building emergency load.

**ENVIRONMENTAL IMPACTS**

**Green Space and Natural Amenities**

The large Bigleaf Maple along 16th Ave SW is intended to be retained and protected in place. Street trees and understory plantings will be added between 16th Ave SW and the parking lot to provide a buffer and screening for the South Capitol Neighborhood. Native plantings will be added along the top of the slope on the southwest side of the site. The West Capitol

Campus Historic Landscape Preservation Master Plan recommends understory planting based on the Olmsted Historic Plan. Although a layered planting approach is intended, consideration should be given to sight lines and providing a visible, safe environment.

**Disruption of Hillside Vegetation**

Construction on the west side of the Pritchard Building will require partial removal of vegetation at the top of the slope. Arborist or landscape architect's recommendations will be required to develop guidelines for vegetation removal, replacement and protection.

**Phase 1 Environmental Assessment**

A 125-gallon above ground storage tank (AST) storing diesel fuel for a generator is present on the property. No evidence of leaks or spills from the AST was observed. The AST is a low environmental concern. Demolition will include removal and disposal of the tank.

The Phase 1 Environmental Assessment revealed no evidence of Recognized Environmental Conditions within the property. Additional investigation prior to property development is not warranted. Monitoring for contaminants should be conducted during intrusive earthwork along the northern property boundary to assess the potential for migration of petroleum contaminants from USTs on the north adjacent property.

**VEHICULAR ACCESS**

Secured vehicular entry to the parking adjacent to buildings is restricted to employees, staff, authorized visitors and approved government vehicles. Proposed changes to circulation improve security by limiting the number of vehicular access points to core legislative buildings.

– **Traffic diverter at Water Street SW/15th Avenue SW intersection** – The project proposes to construct a raised diagonal diverter across this intersection from the southwest corner to the northeast corner. Campus traffic destined to park behind the O'Brien or Cherberg Buildings or on the Pritchard Lot would need to access those areas from Sid Snyder Avenue SW and SW Water Street. Local traffic from the South Campus Neighborhood could pass through the intersection and access Capitol Way via 15th Avenue SW. Accommodations for emergency vehicles could be made to cut across the diverter.

– **Controlled Access at Water Street SW** – The traffic diverter described above would force Capitol Campus vehicular traffic to access the area via Water Street SW. A security gate or booth could then be located on Water Street SW just south of Sid Snyder Avenue SW to control access to the legislative buildings.

In addition to the security benefits, the above changes would also substantially reduce cut-through traffic in the South Capitol Neighborhood Historic District. This traffic would be diverted to Capitol Way S, and be accommodated by changes along that arterial. None of the changes above would affect pedestrian access or routing.

The project would substantially enhance pedestrian facilities by constructing the following:

- **Sidewalk improvements along Pritchard Building frontage** – There is currently no sidewalk along 15th Avenue SW west of Water Street SW. Pedestrian walkways along that road are painted on the street's pavement. The reconstructed Pritchard Building would provide a sidewalk that connects through the diagonal diverter to the improved sidewalks west of Water Street SW.
- **Other pedestrian improvements** – Additional improvements could occur along Water Street SW where the elimination of driveways to the Pritchard parking lot would allow a continuous sidewalk along the west side of that street.

**PARKING**

The Pritchard Building rehabilitation/expansion reduces the number of parking stalls on Opportunity Site 5 and the south side of the Cherberg Building. The facilities, however, will be occupied by the same number of legislators and an increased number of staff who already work in this area of the campus.

[FIGURE 18] PARKING STALL COUNT

LOCATION	EXISTING	*PD	**ADD
South of Cherberg	34	27	41
Pritchard Lot	93	25	9 -17
South of Pritchard	10	0	0
<b>TOTAL</b>	137	52	50 -58

\* Predesign  
 \*\* Addendum

The range between the minimum and maximum proposed parking quantities in the reconfigured Pritchard parking lot depends upon determination if the prescribed FSL III 20 foot setback from secured parking to the building can be reduced to 10 feet.

Interior loading space is incorporated on the south side of the addition with access from 16th Avenue SW. Loading for the cafe can also occur along 15th Avenue SW. The majority of deliveries coming in large trucks will be routed and screened at the central facility, and then delivered in small trucks to individual capitol buildings. The loading zone next to the Pritchard Building will accommodate trash, compost and recycling trucks and will provide a screened space for trash, recycling, and compost containers.

### Conformance with Master Plan

#### MASTER PLAN FOR THE CAPITOL OF THE STATE OF WASHINGTON, 2006

Adaptive reuse of the historic Pritchard Building complies with Principle 4 - Historic Preservation that identifies the importance of the state capitol in extending Washington’s historic and cultural legacy, and calls for historic preservation practices for long term management in order to preserve the buildings and grounds.

Selection of a preferred alternative that maintains Pritchard's position as the primary building facade on the south edge of the historic capitol group is consistent with the legacy of the Olmsted and Wilder & White Plans



[FIGURE 19] OPPORTUNITY SITES & NATIONAL REGISTER HISTORIC DISTRICTS





[FIGURE 20] PRITCHARD REHABILITATION/EXPANSION  
VIEW LOOKING NORTHWEST

### 2007 SOUTH EDGE SUB-CAMPUS PLAN

The plan describes the opportunities for cohesive development of the south edge of the West Capitol Campus and calls for the design of buildings on the south edge to maintain the prominence of the Legislative Building, continuing the spatial organization, view corridor, design elements and functional relationship of the historic capitol group.

The preferred alternative minimizes the footprint and volume of the project. It frames views of the Legislative Building dome and of the Cherberg Building from the south along Water Street SW. It reduces parking on Opportunity Site 5 and provides new trees and other plantings along the south and east sides of the site, marking the transition from the residential area to the Capitol Campus.

## Laws and Regulations

### INTERNATIONAL BUILDING CODE

The building must comply with the International Existing Building Code (IEBC) 2018 with Washington State amendments for alterations. The addition must meet International Building Code (IBC) 2018 with Washington State amendments for new construction. The 2018 Washington State Energy Code, Fire Code, Mechanical, Plumbing, and other construction codes apply as well. Note that the 2021 edition of these codes may be in effect when the project advances to the design phase.

**Occupancy**

Per Section 304 in the 2018 IBC, the building would be considered a Group B Business occupancy. It contains office, assembly and storage spaces.

[FIGURE 21] PRITCHARD REHABILITATION/EXPANSION OCCUPANCY TYPES

USE	OCCUPANCY
Offices	Group B
Cafe & Hearing Room	Group A2
Conference Rooms	Group A3
Storage	Group S

**Type of Construction**

Non-combustible Construction Type IIA requiring one-hour fire resistance-rated primary structure, bearing walls, floor and roof is assumed for the purposes of the construction budget. It is possible the construction type could be lowered to non-combustible Construction Type IIB, which would reduce required fire-resistance construction and related costs. Further evaluation is required in design.

[FIGURE 22] PRITCHARD REHABILITATION/EXPANSION FIRE RESISTANCE RATING

SYSTEM	TYPE IIA	TYPE IIB
Structural Frame	1 HR	0
Bearing Walls – Exterior	1 HR	0
Bearing Walls – Interior	1 HR	0
Non-bearing Walls-Exterior	0	0
Non-bearing Wall-Interior	0	0
Floors	1 HR	0
Roof	1 HR	0

**Fire Protection**

An NFPA 13 automatic sprinkler system will be required for this project. Per IBC 2018 Section S903.2.11.3 automatic sprinklers are required for buildings 55 feet or more in height with one or more stories with occupant load over 30 located 55 feet or more above the lowest level of fire department access.

**Egress**

[FIGURE 23] PRITCHARD REHABILITATION/EXPANSION PRELIMINARY OCCUPANCY LOAD

LEVEL	LOAD
Level 0	175
Level 1	418
Level 2	59
Level 3	59
<b>Total</b>	<b>711</b>

Code requirements for egress based on uses and floor areas indicate at least two exits from each building story. The building footprint and its relationship to grade indicate a third stair is required in the existing Pritchard Building footprint to provide egress from Level 0. The third stair may be considered an open access stair and could be extended to Levels 2 and 3, providing a public means of access through all levels of the building. Further evaluation balancing code and security requirements with spatial experience and occupant health is required during the design phase.

Elevators are not required as a part of an accessible means of egress in buildings with fewer than four stories above or below the level of exit discharge. However, stretcher-size elevators are included in the budget as an enhanced health and safety measure.

**Structure**

**DAMAGE CONTROL**

- The Washington State Code for Existing Buildings provides minimum requirements for structural upgrades that enable the building occupants to safely leave the building in an earthquake although the building might be damaged to the extent that could make it infeasible to re-occupy or repair it.
- The remaining existing structure and proposed addition are planned to function as one building with integrated egress system and infrastructure. As a result, the existing structure must be improved to provide a Damage Control level of performance in a seismic event as provided in slope stabilization alternative SS2 Enhanced (see Analysis of Alternatives section of the study).



- The increased level of resistance to seismic events reduces the potential damage and increases the potential for repair, providing value in terms of preservation of the historic reading room and the state's investment in the project.

#### LATERAL RESISTANCE

- The proposed structural concept utilizes the new construction to brace the historic reading room, resisting lateral loads from wind or seismic events. The planning concept provides lateral resistance for the reading room without introducing new elements such as steel braced frames into the historic space. See the Appendix for preliminary structural drawings.
- The structural concept includes fiber-reinforced polymer (FRP) wrap over the existing columns on the first floor to resist lateral drift. Columns in the basement are not anticipated to be subject to significant drift.

#### LIQUEFACTION

The concept includes installation of micropiles underneath existing spread footings to resist potential settlement from soils liquefaction.

#### Minimum Plumbing Fixtures

Preliminary space allocation and space plans yield the following minimum quantity of plumbing fixtures:

- Basement: 2 male and 3 female toilets; 2 lavatories in each restroom, and 2 drinking fountains.
- First Floor: 4 male and 5 female toilets; 3 lavatories in each restroom, and 2 drinking fountains.
- Second and Third Floors each: 2 male and 2 female toilets; 2 lavatories in each restroom, and 1 drinking fountain.

Use of multi-user, all-gender restrooms can be considered during design.

#### HIGH PERFORMANCE BUILDINGS

##### Requirements

- Provisions of the capital budget for the predesign and the Pritchard Building Rehabilitation/Expansion Validation Study require a net-zero ready building and an energy use intensity (EUI) of no greater than 35.
- Executive Order 20-01 requires newly constructed, state-owned buildings be zero energy or zero energy capable and include consideration of net-embodied carbon.

- RCW 39.35D.030 requires the project to target LEED Silver at minimum. The current United States Green Building Council (USGBC) LEED standard is v.4.1. "New Construction and Major Renovation" is the appropriate rating system for the rehabilitation/expansion project.

#### Net-Zero Ready

- The preferred alternative is targeted to be net-zero energy ready. The addition includes a high performance thermal envelope and a PV array. However, the campus primary power loop does not have sufficient capacity for the additional electrical load, and the total size of a PV array adequate to meet the net-zero energy goal has not been identified.

#### EUI <35

- Confirmation that the preferred alternative can be designed to an EUI <35 requires mechanical and electrical engineering and is not included in the scope of the study. The concrete structure of the historic reading room extends from inside to outside, creating thermal conductance that increases energy loss and is not allowed by current building codes.
- The proposed solution is to design the addition to a level of performance that offsets the existing building's energy performance deficiencies. Further evaluation during the design phase is required.

#### LEED

- Updating the LEED scorecard is not included in the scope of the rehabilitation/expansion study and requires mechanical and electrical engineering. Further evaluation must be done in the design phase.
- The anticipated outcome is based on the preliminary LEED scorecard for a replacement building in the predesign report. LEED Silver certification requires at least 50 points. The replacement project scored 53 "yes" points and 36 "maybe" points. In comparison, the rehabilitation/expansion project may achieve fewer energy performance points due to lower energy efficiency of the existing building, while additional points may be gained in the Materials and Resources category for partial reuse of the existing structure and exterior envelope.

**OTHER CODES AND REGULATIONS**

Refer to the predesign report for additional information related to applicable codes and regulations.

**Chapter 39.10.340 RCW**

This RCW indicates the reasons a public body may use the general contractor/construction manager (GC/CM) method. Complex scheduling and coordination, maintenance operations at adjacent facilities, involvement of the GC/CM in the design phase, and specialized work on a historically significant building qualify the Pritchard rehabilitation/expansion for this delivery method.

**Chapter 43.34 RCW**

The Capitol Campus Design Advisory Committee reviewed the study at meetings on September 9 and November 11, 2021, and a joint meeting with the State Capitol Committee on January 25, 2022. See the appendix for meeting minutes.

**WAC 200-230-020, Chapter 43.17.070 RCW**

The revised preferred alternative was reviewed and approved by the State Capitol Committee (SCC) at October 7 and December 16, 2021 meetings, at a joint meeting with the Capitol Campus Design Advisory Committee on January 25, 2022 and by SCC on March 17, 2022. See the appendix for minutes.

**Chapter 43.88.0301 RCW**

As part of the predesign process, questions in RCW 43.88.0301 must be responded to with yes or no answers.

For proposed capital projects identified in this subsection that are located in or serving city or county planning under RCW 36.70A.040:

Is proposed capital project identified in the host city or county comprehensive plan, including the capitol facility plan, and implementing rules adopted under chapter 36.70A RCW?	Yes
Is project located within adopted urban growth area?	Yes
If so, does the project facilitate, accommodate, or attract planned population and employment growth?	Yes

For proposed capital projects identified in this subsection that are requesting state funding:

Was there regional coordination during project development?	No
Were local and additional funds leveraged?	No
Were environmental outcomes and reduction of adverse environmental impacts examined?	Yes

**Chapter 90.58 RCW**

This RCW pertains to the Shoreline Management Act of 1971. The Pritchard Building rehabilitation will require limited removal of vegetation at the top of the slope for excavation and installation of new piles along the southwest edge of the existing building and to replace the library stacks basement. Mitigation measures, such as erosion and sediment control, and replanting are anticipated.

Based on Thurston County GIS mapping, there are no designated wetlands beyond the high-water mark of Capitol Lake adjacent to the project site. The southwest slope of the Pritchard site, between the site boundary and Capitol Lake, may be designated a Marine Bluff Hazard Area because this slope exceeds 50%. The Marine Bluff Hazard Area requires a minimum top of slope buffer of 50 feet. The existing library stacks and south parking area encroach on the 50 foot buffer. There may be additional mitigation requirements due to replacement of the existing stacks and associated site work within the steep slope buffer that would need to be determined through future coordination with the county.

### Archaeological and Cultural Resources

The Pritchard Building is listed on the National Register of Historic Places. Designed by Seattle-based architect Paul Thiry at the height of his career, it was originally built as the Washington State Library and completes the south end of the original Wilder and White Capitol Group Master Plan. Its use of Wilkeson sandstone on the exterior and its public interior space creates a southern boundary for the historical campus architectural group. According to the Historic Structures Report, “the design integrity of the State Library Building is anchored by its orientation and compositional reference to the form of the central Legislative Building”.

Character defining spaces and features include:

- Massing, consisting of low front volume and tall rear stack
- Wilkeson sandstone cladding
- Rhythm of window openings along the front volume
- Artwork commissioned as part of the original building construction
- Washington Room in the basement
- Waffle slab structural design

The applicable National Register criteria are that the property is associated with events that have made a significant contribution to the broad patterns of our history, embodies the distinctive characteristics of a type, period, and method of construction and represents the work of masters. It was the first building designed specifically for the Washington State Library as the single tenant to communicate the significant functional relationship between the library and the State Legislature. The building is an exceptional example of the use of Modern design to integrate with and complete the Neoclassical Capitol group and of the advanced use of modern waffle slab technology. Prominent Northwest artists Mark Tobey, Kenneth Callahan, Everett G. DuPen, James FitzGerald, and John W. Elliott were commissioned to design permanent site-specific artworks for the building. FitzGerald provided a mosaic wall near the entry, the forms of the marble tiles of which are suggestive of Washington’s native forests. The Washington Room features Callahan’s 3’-8” high by 170’ long mural depicting Washington’s history and a collection of Pacific Northwest materials from notable authors.

In compliance with the Governor’s Executive Order (GEO) 21-02, DES will maintain consultation with DAHP regarding proposed architectural modifications to the Pritchard Building and regarding proposed ground disturbances. DES will also extend consultation requests to the area tribes for their comments and considerations under GEO 21-02.

### State Environmental Policy Act (SEPA)

As a lead SEPA agency, DES has initiated development of non-project SEPA review for all projects anticipated in the LCM predesign. As the individual projects advance to the design phase and additional information is developed, DES will conduct project-specific SEPA reviews.

## Issues Identified for Further Study

### PROGRAMMING AND PLANNING

Detailed space programming was not included in the scope of the predesign or this study. Additional effort is required to validate the space program, including development of room data sheets to define the size, configuration, and owner requirements for each space. To ensure that House space needs are met, programming for the Pritchard Building and the third and fourth floors of the O'Brien Building, must be done as a comprehensive, coordinated effort.

The test-to-fit scenario developed for this study and used to inform the project budget illustrates one potential option for space layout in the expanded Pritchard Building. Additional layout options developed during the design phase should consider optimizing views of the dome, House members' preferences for locations of programmatic components, including offices, meeting rooms, and support spaces, as well as placement of windows. Future space layout studies must also explore the possibility of securing member's offices behind doors separating the office zone from the public area.

### SECURITY SETBACKS

The predesign report includes an evaluation of security standards that inform site security and building setbacks. It identifies Facility Security Level (FSL) III as the guideline for planning and design based on recommendations from Hinman Consulting Engineers, security consultants, and Enterprise Services Facilities Design Guidelines & Construction Standards. These recommendations include

a 50-foot building setback from areas where visitor/public vehicles can legally park or idle, such as a public right-of-way, and a 20-foot setback from secured parking areas.

The test-to-fit plan meets the setback requirements on its north and west sides. However, to accommodate the target functional program, the building footprint extends five feet into the 50 foot setback to the south, adjacent to 16th Avenue SW and 10 feet into the setback to the east, adjacent to secured parking.

- DES CSVS and House and Senate security approved the reduction of the south setback to 45 feet based on an agreement to incorporate boulders in the planting area between the building and the street, monitoring the area with security cameras and providing adequate exterior lighting.
- House and Senate security approved the reduction of the east setback to ten feet but DES CSVS has not. Additional study is recommended to determine if the setback can be reduced, or whether blast-resistant construction is required, or whether parking capacity in the adjacent, secured lot must be reduced.

**ART CONSERVATION**

Development of an art conservation plan is outside of the scope of this study, and the project team did not include art conservation consultants. A preliminary budget of \$650,000 is allocated for art preservation consulting, removal, rehabilitation, storage and reinstallation of the artworks currently housed in the Pritchard Building. It remains to be determined whether any artworks would be better preserved by remaining in the building during demolition and construction.

**COMPLIANCE WITH THE SECRETARY OF THE INTERIOR'S STANDARDS**

This study establishes a framework for future design that will be required to comply with The Secretary of the Interior's Standard for Treatment of Historic Properties and the Guidelines for Rehabilitating Historic Structures. Compliance with these standards and guidelines will have to be evaluated as the design develops, in collaboration with historic preservation experts and stakeholders.

**DAHMP MITIGATION PLAN**

The Pritchard Building is listed on the National Register of Historic Places. Although the reading room will be

maintained, the plan for adaptive reuse of the building includes demolition of the existing stacks and other modifications to the building fabric that may require mitigation. The Department of Archaeology and Historic Preservation (DAHMP) must be consulted during design to help identify the mitigation requirements. The project budget includes an allowance for yet to be determined mitigation measures.

**GEOTECHNICAL ANALYSIS**

The geotechnical analysis is preliminary and for predesign purposes only. It was based on existing subsurface information. A detailed geotechnical analysis including additional subsurface exploration, laboratory testing, including soil borings with downhole geophysical testing and cone penetration test (CPT) explorations will be required during the design phase. Based on the subsurface conditions and seismic hazards of the site a site-specific ground motion analysis will be required per 2018 IBC for final design.

**SITE SURVEY**

Topographic and boundary survey was updated in January of 2022. When the design phase commences, certain survey elements may need to be verified. It may also be necessary to map sensitive habitat areas in the project's vicinity, if recommended by an environmental consultant.

**Major Components and Equipment**

**PHOTOVOLTAICS (PV)**

The DES and the Newhouse replacement project team are working with Puget Sound Energy (utility company) to determine the types and extent of upgrades required to allow existing medium voltage system to receive energy generated by photovoltaic panels (PVs) that will be included in the Newhouse replacement project. Additional coordination with PSE will be required to accommodate any PVs included as a part of the Pritchard rehabilitation/expansion project.

**STRUCTURE AND MATERIALS**

The validation study anticipates a steel-framed addition. Structural spans could potentially be increased resulting in fewer columns while maintaining generous ceiling height by considering a concrete structure. Increased weight of concrete structure will likely be undesirable due to challenging geotechnical site

conditions, but an exploration of concrete frame could be warranted.

**EXTERIOR ENVELOPE**

Salvage and potential reuse of Wilkeson stone cladding for the stacks replacement portion of the addition requires field investigation, testing and validation of methodology through mockups. Similarly, methods for reuse of stone from library stacks for cladding repairs at the reading room exterior need to be developed and tested. The project budget includes allowances for these investigations, mockups, and specialty consulting.

Outline specifications include preliminary assumptions for the extent of stone cladding, triple-glazed curtain wall and punched windows, exterior solar shading, and precast concrete cladding for budgeting purposes only. Exterior expression will be developed during design phase in conjunction with energy modeling required to achieve energy performance targets.

**MECHANICAL SYSTEM**

This study anticipates that mechanical systems identified in the predesign would remain applicable to the Pritchard rehabilitation/expansion project. Key areas to study include the optimal location, quantity and size of rooftop mechanical equipment and major mechanical distribution pathways. Preliminary energy modeling will be required to confirm that the renovated and expanded facility will have an EUI < 35.

**ELECTRICAL SYSTEM**

In addition to coordination with PSE and campus engineers regarding PVs mentioned above, it will be important to size and locate the new generator early in the design.

**SPECIALTY PLUMBING SYSTEM**

The existing fountain is supported by a plumbing system located in the basement. Assessment of its condition and potential improvements, including the type of bacteria control system, will be required.

**SECURITY**

See Hinman Consulting Engineers' narrative in the predesign report.

**Project Delivery**

General Contractor /Construction Manager (GC/CM) project delivery method is recommended for Pritchard Building rehabilitation/expansion for the reasons identified in the predesign report and because it aligns with the uses designated in RCW 39.10.340 that include "(5) The project requires specialized work on a building that has historic significance..."

**Schedule**

**ANTICIPATED MILESTONE SCHEDULE**

[FIGURE 24] PRITCHARD REHABILITATION/EXPANSION MILESTONE SCHEDULE

PHASE	START	COMPLETE
RFQ/RFP		
DESIGN	Dec 2022	Apr 2024
Value Engineering	Jul 2023	Aug 2023
Constructability Review	Feb 2024	Mar 2024
CONSTRUCTION		
Demolition and Construction	Dec 2024	Aug 2026
Move-in & Occupancy	Sep 2026	Oct 2026

**SCHEDULE RISKS**

**Completion of Newhouse Replacement**

The Newhouse replacement project relies on temporary portable buildings to house members of the Legislature and support services. These occupants will have to move into the completed Newhouse Building to make space for temporary housing of the departments currently located in the Pritchard Building before it can be vacated for demolition and construction.

**Coordination with Legislative Session**

The construction schedule must be coordinated to avoid disrupting the scheduled legislative sessions.

**Market Conditions**

The construction market is experiencing significant labor and supply chain disruptions. If these unusual conditions persist, they may cause schedule delays that cannot be assessed in advance.



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# Budget Analysis

## Prediction of Overall Project Costs

Project costs in the addendum are solely related to the Pritchard Building rehabilitation/expansion, which is the revised preferred alternative. Other costs, such as the Newhouse replacement, global LCM development and temporary facilities, are addressed in the LCM Predesign Report.

## MAJOR ASSUMPTIONS

The project budget includes a new construction budget for the rehabilitation/expansion project that is based on test-to-fit site plans, building plans and sections, as well as on outline specifications, consultant narratives and conceptual drawings for civil, landscape and structure that are included in the Appendix.

## Project Type and Delivery Method

The C-100 reflects the costs associated with a renovation project (10% construction contingency and 3% addition to A/E Basic Services) and General Contractor/Construction Manager (GC/CM) delivery.

## Net-Zero Energy (NZE)

The preferred alternative is targeted to meet net-zero ready. The addition includes a high performance thermal envelope and a PV array. However, the campus primary power loop does not have sufficient capacity for the additional electrical load. Campus infrastructure improvements to increase capacity are not included in the project scope or budget.

The PV array is limited to the roof of the addition east of the area of the existing stacks where a mechanical penthouse occupies most of the roof area. The roof of the historic reading room does not have adequate structural capacity to support new loads. It is on the north side of the three-story addition where it will be in shade most of the time.

Achieving net-zero energy performance will require a large PV array that would be sited over parking lots or on the roofs of other campus buildings. Again, campus electrical infrastructure is required to accept the loads created by this energy generation. Scope and costs for this work are not included in the project budget.

## Energy Use Intensity (EUI) of 35 or Less

The proposed strategy is to offset the inherent energy performance deficiencies of the historic reading room by providing a high level of energy performance at the addition.

Thermal deficiencies in the reading room are largely due to its exposed concrete structure - continuous, exposed floor and roof slabs extend from exterior to interior. Uninsulated concrete columns are incorporated into exterior walls. These elements create thermal bridges that conduct heat between inside to outside and result in a loss of energy. Insulating these elements would compromise the historic character of the Pritchard Building.

The addition includes a high performance envelope with triple glazed windows. Costs for the mechanical and electrical systems are based on the high performance components proposed in the predesign report.

It is likely possible to achieve EUI of 35 or lower for the overall project. This study did not include mechanical or energy consultants, and energy modeling during design phase can be used to set an ambitious but realistic EUI target that balances high performance of the addition with lower performance of the historic structure.

Confirmation that the preferred alternative can be designed to an EUI <35 requires mechanical and electrical engineering that is not included in the scope of the study. A detailed evaluation should be done at the beginning of the design phase.

## Project Budget

Project costs were estimated in February 2022. The project budget includes escalation and contingencies. See the Appendix for the C-100 and a construction cost estimate.

**[FIGURE 25] PRITCHARD REHABILITATION/EXPANSION PROJECT BUDGET SUMMARY**

CATEGORY	BUDGET
Acquisition	\$0
Consultant Services	\$13,342,462
Construction Contracts	\$100,981,561
Equipment	\$2,518,045
Artwork	\$594,041
Project Management	\$282,175
Other Costs	\$1,683,977
Total	\$119,402,261
<b>Total*</b>	<b>\$119,402,000</b>

\* Escalated, rounded to \$1,000

### ESTIMATING CONTINGENCY

The project budget includes a design/estimating contingency of 15% to account for unknowns at the predesign phase of the project. The construction budget is based on limited information that consists of diagrammatic site plans, space plans and building sections, narrative descriptions of site and building systems and outline specifications. The contingency accounts for further development of the design, from schematics through construction documents. It is reduced over the course of the process as added detail is reflected in the construction cost estimates.

### ESCALATION AND MARKET CONDITIONS CONTINGENCY

The Office of Financial Management's C-100 spreadsheet escalates project costs at the rate of 3.28% per annum. Contingencies for additional escalation and market conditions are provided in the project budget to account for several trends that impact the cost of the project.

- Escalation in the region has historically averaged more than 4% per annum according to industry reports, such as Rider Levett Bucknall's 50 year survey.

- The pandemic has a significant impact on market conditions in terms of added jobsite costs to meet health mandates, labor shortages, supply chain disruptions and increased fuel costs. Independent evaluation of the predesign budget for the Newhouse replacement indicates a cost increase of more than 10% in the year since it was completed.
- Inflation is at its highest level in forty years.
- The Russian war with Ukraine creates additional market impacts.

## Furniture, Fixtures and Equipment

The budget includes the purchase of new furniture, fixtures and equipment (FF&E) for all program spaces. New A/V equipment is assumed for public meeting spaces, conference rooms and informal meeting spaces. See the Appendix for list of items included and a budget. Budgets identified in the predesign have been revised to reflect escalation and market conditions.

The FF&E budget in the predesign did not include new furniture for Code Reviser's Office, LSS Photo and LSS administration group, anticipating that these departments would reuse their existing furniture. However, the space program indicates a change in size for many of the functions. For example, workstation size in the Code Reviser's office is reduced from 155 sf to 90 sf. In addition, space planning for the Pritchard rehabilitation/expansion indicates that new furniture should be provided to maximize space use efficiency given the constraints of the building footprint. This Addendum incorporates new furniture for all departments that will be housed in the Pritchard Building.

**[FIGURE 26] PRITCHARD REHABILITATION/EXPANSION FF&E BUDGET**

DIV	DESCRIPTION	BUDGET
E10	Equipment	\$459,752
E20	Furnishings	\$ 1,579,484
<b>Total</b>		<b>*\$ 2,039,236</b>

\* Escalation and WSST in addition to these costs are calculated in the C-100.

## Proposed Funding

A portion of the design funding for the Pritchard Building rehabilitation/expansion and the John L. O'Brien Building renovation is included in the Laws of 2022, SHB 5651, Section 1059, as passed by the Legislature. Additional design funding and construction funding are identified for future biennia as a part of the LCM project.

## Facility Operations and Maintenance Requirements

Facility operations and maintenance expenses are estimated per OFM's default rates as calculated in the Life Cycle Cost Model (LCCM) worksheet that is included in the Appendix.

[FIGURE 27] PRITCHARD REHABILITATION/EXPANSION OPERATIONS & MAINTENANCE COSTS

	*ESTIMATED \$/GSF	*TOTAL \$/YEAR	*\$/MONTH
Energy (Electricity, Natural Gas)	\$1.63	\$125,686	\$10,474
Janitorial Services	\$1.96	\$150,607	\$12,551
Utilities (Water, Sewer, Garbage)	\$0.94	\$72,595	\$6,050
Grounds	\$0.07	\$5,418	\$451
Pest Control	\$0.13	\$9,752	\$813
Security	\$0.13	\$9,752	\$813
Maintenance and Repair	\$7.53	\$579,674	\$48,306
Management	\$1.01	\$78,012	\$6,501
Road Clearance	\$0.15	\$11,919	\$993
<b>Total</b>	<b>\$13.55</b>	<b>\$1,043,413</b>	<b>\$86,951</b>

\* Scheduled year of occupancy = 2026

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# Appendix

Addendum appendix is limited to materials that are different from the predesign report appendix.

**CIVIL NARRATIVE AND SKETCHES**

**LANDSCAPE NARRATIVE AND SKETCH**

**SPACE PLANS AND SECTIONS**

**OUTLINE SPECIFICATIONS**

**STRUCTURAL NARRATIVE AND SKETCHES**

**HILLSIDE STABILIZATION OPTIONS SUMMARY**

**PREDESIGN GEOTECHNICAL RECOMMENDATIONS BY SHANNON & WILSON**

**HILLSIDE EVALUATION AND PRELIMINARY DESIGN, OLYMPIA CAPITOL CAMPUS BY GOLDER ASSOCIATES**

**HILLSIDE SECTIONS BY GOLDER ASSOCIATES**

**CONSTRUCTION BUDGET ESTIMATE BY ROEN & ASSOCIATES**

**FURNITURE BUDGET ESTIMATE**

**LIFE CYCLE COST MODEL SUMMARY**

**STRUCTURAL QUANTITIES SUMMARY**

**C-100**

**DAHP LETTER**

**BUILDINGWORK MEMORANDA**

**PRITCHARD BUILDING ARTWORK - EXISTING LOCATIONS**

**SCC MEETING MINUTES**

**CCDAC MEETING MINUTES**

**CITY OF OLYMPIA MEETING MINUTES AND RESPONSES TO QUESTIONS**



Client: Mithun Sheet 1 of  
Project: Capitol Campus Design by: DCY  
Pritchard Building Rehabilitation Date: 02/18/2022  
Utility Narrative Checked by: DCY  
Project No. 212021.017

The following is the Civil Utilities section to be included in the overall report.

## **EXISTING SITE AND UTILITY CONDITIONS**

### **Existing Site Conditions**

The Pritchard Building site is located west of Water Street, between 15<sup>th</sup> Avenue SW and 16<sup>th</sup> Avenue SW. The existing Pritchard Building occupies the western half of the site, while the parking lot extends to Water Street to the east. The parking lot is paved with asphalt concrete and slopes gently toward the northeast. The parking lot is on the same elevation as 16<sup>th</sup> Avenue, but higher than the adjacent 15<sup>th</sup> Avenue on the north side by up to five feet. Landscape strips and planters exist along Water Street and 15<sup>th</sup> Avenue and around the building. West of the building is a steep slope.

### **Water System**

The City of Olympia is the water provider for the Capitol Campus. The State owns and operates the water systems for the West Capitol Campus. The Pritchard Building site is served by a grid water system. A 12-inch ductile iron (DI) public water main brings water along 15<sup>th</sup> Avenue from the city main on Capitol Way to Water Street. At the intersection with Water Street, the 12-inch DI main branches out to two 8-inch DI lines. One 8-inch line runs south along Water Street and connects to an existing 6-inch water main, while another 8-inch main continues west on 15<sup>th</sup> Avenue to the end of the street. This 8-inch main on 15<sup>th</sup> Avenue is connected to a 10-inch DI water main on Sid Snyder Way through an 8-inch DI line in Water Street and a 6-inch cast iron (CI) line between the Cherberg Building and the O'Brien Building. The 10-inch DI water main on Sid Snyder is one of the water mains providing water to the West Capitol Campus from the city main on Capitol Way.

Three master water meters and backflow preventers separate the State's water system from the City's water system in the West Capitol Campus. One of the master meters is located on the north side of Sid Snyder Way, just west of the Columbia Street intersection. Another meter is located at the northeast corner of Water Street and 15<sup>th</sup> Avenue. The third meter is located near the intersection of 11<sup>th</sup> Avenue and Columbia Street. The water system downstream of these master meters is owned and operated by the State.

Hydrant flow tests were conducted for the Newhouse Building Replacement project in October 2021. The flow test results show that the static water pressure was 45 psi, and the available fire

flow at 20 psi was 3,026 gpm at the intersection of Water Street and 15<sup>th</sup> Avenue SW at the time when the flow test was performed.

### **Sanitary Sewer System**

Sanitary sewer service to the project site is provided by the City of Olympia. The sewer main system inside the West Capitol Campus is owned and operated by Washington State.

The existing Pritchard Building is serviced by a 6-inch concrete sewer main that runs along 15<sup>th</sup> Avenue from west to east. This 6-inch sewer main turns north on Water Street and becomes an 8-inch PVC main. This 8-inch main connects to the 10-inch main at a manhole located at the southwest corner of the Sid Snyder Way and Water Street intersection. From there, the 10-inch clay sewer main conveys sewerage flow north, crosses under the large lawn, and discharges to the city sewer main at the intersection of 11<sup>th</sup> Avenue and Capitol Way.

### **Stormwater System**

Stormwater systems inside the West Capitol Campus are owned and operated by Washington State. Storm runoff from the studied site drains either to one of the dedicated stormwater systems that discharge directly to Capitol Lake or to a combined sewer system that connects to the city sewer main on Capitol Way.

On the Pritchard site, storm runoff from the building roof and the western half of the parking lot is collected into a 12-inch dedicated storm pipe system. This dedicated storm system conveys water northwest and down the bluff and discharges into Capitol Lake. Runoff from the eastern part of the parking lot is collected into an underground pipe system that connects to a sanitary sewer main on 15<sup>th</sup> Avenue. This sewer main runs from west to east and connects to the 8-inch sewer main in Water Street. This 8-inch main runs north and connects to a 10-inch clay main near Sid Snyder Way. Downstream of the 10-inch clay main is described in the Sanitary Sewer System section.

A video investigation was performed on this dedicated stormwater system at the Pritchard site in August 2020. The stormwater system, including all major pipe sections and the outfall pipe and outfall, appears in good condition except for one section. One section of the storm main, south of the Pritchard Building, appears broken. Soil has fallen into the pipe at one location. Tree roots intruded the pipe from several locations. The pipe is heavily blocked.

No detention or water quality facilities exist on the project site.

### **Natural Gas System**

One natural gas line is located on 16<sup>th</sup> Avenue. The size of this gas line is unknown. Natural gas is not used in the Pritchard Building.

## **PROPOSED DEVELOPMENTS**

### **Street & Frontage Improvements**

A walkway connecting the O'Brien Building to Water Street on 15<sup>th</sup> Avenue will be required. The section of 15<sup>th</sup> Avenue from Water Street to its west end will need to be repaved after trenching for utility installations, site and building access modifications, and construction damages.

Street frontage improvements along city-owned Water Street and 16<sup>th</sup> Avenue will be required. The required frontage improvements include curb and gutter, sidewalk, landscaping, lighting, stormwater, and other street-related elements. Depending on the existing pavement rating at the time when the project is designed and permitted for construction, either a half-street pavement reconstruction or overlay will be required per the City of Olympia design standards. A full street overlay could also be an improvement option, as that will be done on the 15<sup>th</sup> Avenue (east of Water Street) by the Newhouse replacement project. We recommend that the design team coordinates with City of Olympia to discuss and agree on the street frontage improvement scope in the early phase of the project design.

### **Water System**

Water is available for the proposed development. For the renovated and expanded Pritchard Building, three new fire hydrants will likely be required; two to replace the existing fire hydrants on 15<sup>th</sup> Avenue and one on the back of the building near 16<sup>th</sup> Avenue. The hydrant on the back side of the building will need to be fed by the water main on Water Street through an 8-inch DI pipe. New water lines for domestic and building fire sprinkler systems will be required to service the expanded building. A water meter is required for each domestic service line. A post indicator valve and double-check valve in an underground vault will be required for each building fire sprinkler system. If the double-check valve can be installed inside the building, the vault can be eliminated. In addition, a fire department connection will be required for each fire sprinkler system. These water services should be provided from the water main on 15<sup>th</sup> Avenue, downstream of the master meters and in the State-owned system.

The Capitol Campus Utility Renewal Plan recommended an additional water main be installed under 15<sup>th</sup> Avenue, from Water Street to the west end. This new main will be part of the future water system improvements to increase fire flow to the Cherberg, O'Brien, and Legislative Building areas. Since this section of 15<sup>th</sup> Avenue will need to be repaved after utility trenching and other improvements, we recommend installing this additional water main with this project if it is not yet constructed by the time building construction begins. While the new water main is not a must-have for this project, installing it at this time would avoid tearing up the newly repaved street in the future and save overall construction costs for the project owner.

### **Sanitary Sewer System**

Sanitary sewer service is available for the proposed improvements. The 6-inch existing sewer main serving the Pritchard Building is old. It was identified in the Capitol Campus Utility Renewal Plan as a “moderate risk” and is recommended to be replaced with the Pritchard Building improvements based on previous assessments. The sewer main replacement will be from Water Street to the Pritchard Building. An 8-inch main with manholes is required. Sewer service to the expanded or new building will be connected to this new sewer main on 15<sup>th</sup> Avenue.

### **Stormwater System**

The eastern half of the existing parking lot currently drains to a sanitary sewer system. Under the proposed development, no storm runoff from the project site will drain to the sanitary sewer system. Storm runoff from the proposed building, parking lot, and the repaved 15<sup>th</sup> Avenue will be collected into underground pipe systems and conveyed west to the existing storm system that discharges directly to Capitol Lake. Detention is not required because the dedicated stormwater system discharges directly to Capitol Lake, which is a flow control exempt water body.

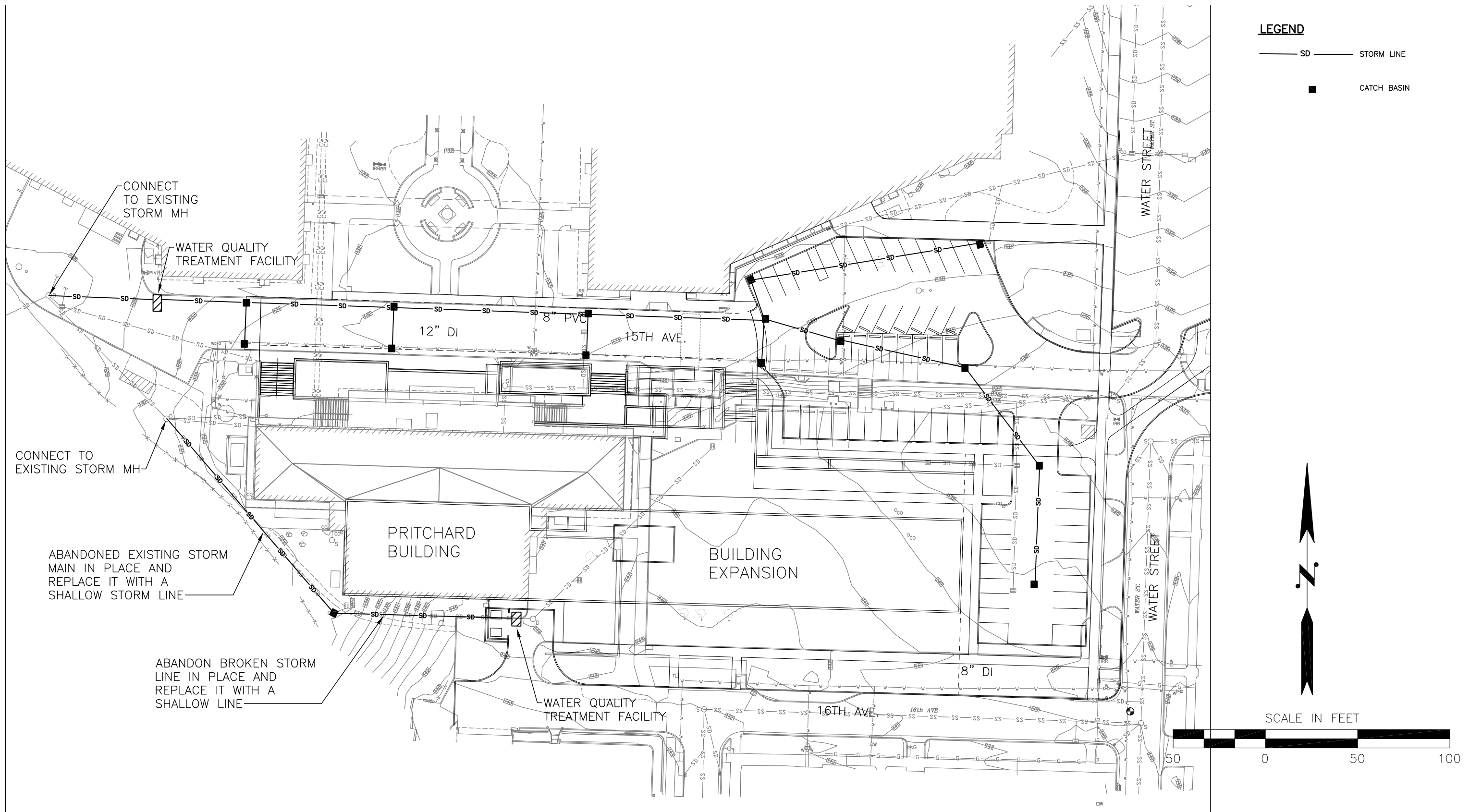
A video investigation in August 2020 showed that the existing storm drainage system and the outfall were in good condition at that time except for one section of pipe. The section of pipe, located south of the existing Pritchard Building, is heavily damaged and blocked. This deep and broken storm line and storm main downstream along the steep slope edge will be abandoned in place. A new, smaller, and shallower pipe system will be installed along the south and southwest sides of the existing building to collect storm runoff from building roof and the small loading area.

Water quality treatment facilities are required for treating storm runoff from the pollutant-generating impervious areas (PGIA), such as the paved parking lots and streets. Storm runoff from the building roof does not require water quality treatment if the roof materials are not pollutant-generating. Capitol Lake is a phosphorous-sensitive water body. Phosphorous control is required.

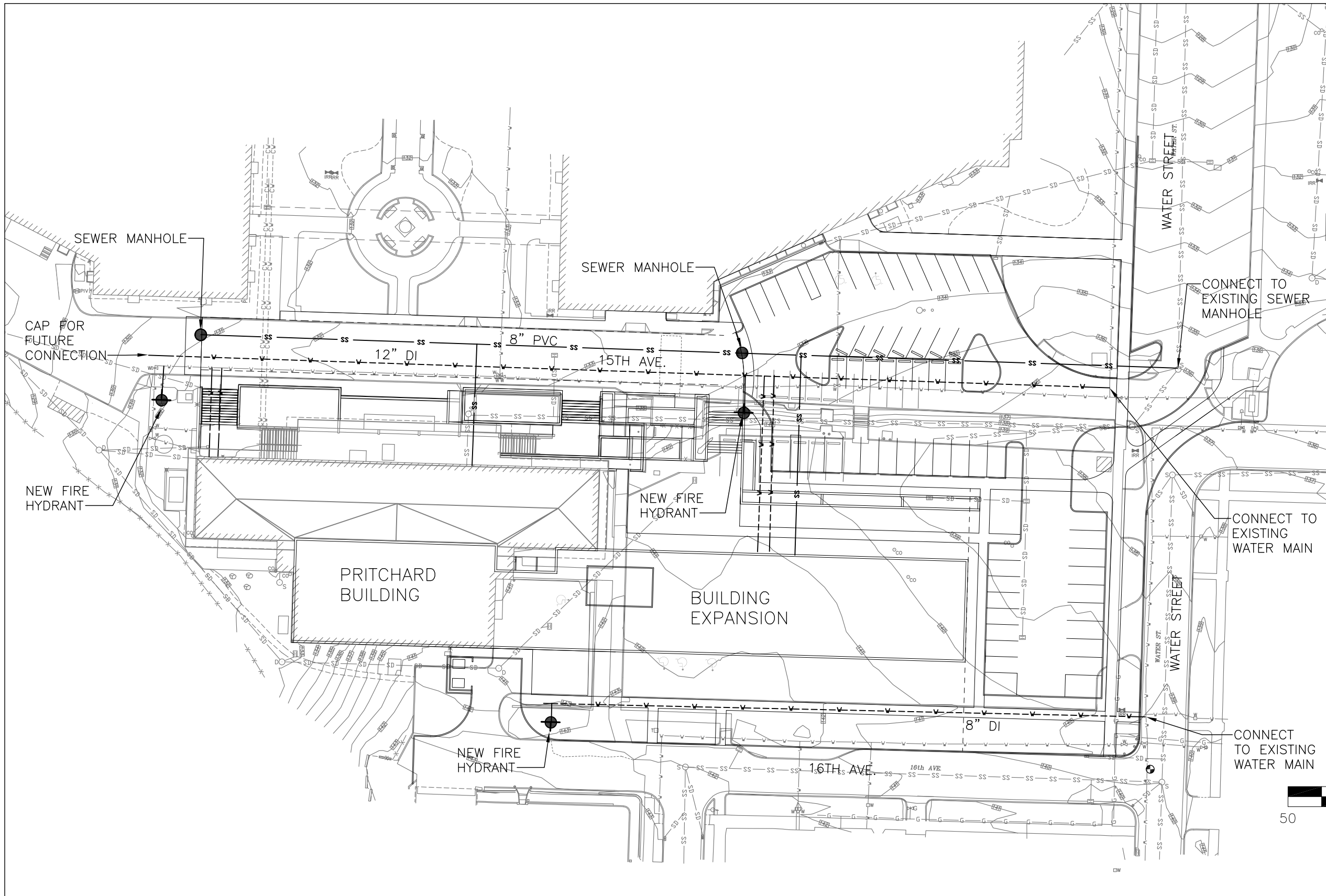
Because of the adjacent steep hillside, infiltration facilities are not recommended unless approved by a licensed geotechnical engineer. Emerging technologies, such as media filtration devices with phosphorous removal capacity, are likely more suitable for this site for water quality treatment. Permeable pavements on the parking lot may be considered if the soil on site is approved suitable.

Because the stormwater detention requirement is exempt, the Low Impact Development (LID) requirement is also exempted according to the City of Olympia design standards. However, DES encourages LID implementation at the Capitol Campus. LID development approaches should be considered and applied to the project as much as practically allowed.





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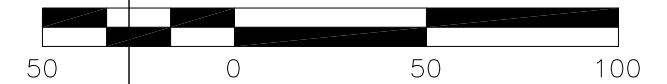


**LEGEND**

- SS — SEWER LINE
- W — WATER LINE



SCALE IN FEET



LAST UPDATED: 02/18/2022

## LANDSCAPE NARRATIVE

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The Pritchard Building is in the South Edge Sub-Campus as defined by the Landscape Preservation Master Plan. The development of this site must reinforce the organization of the West Campus, emphasizing the preservation of the architecture of the Capitol Group and the Campus landscape. In addition to the relationship with the Capitol Group the development of the site should directly respond to the features that define the South Capitol Neighborhood Historic District including the yards, gardens, and trees. The landscape treatment of the southern boundary is critical to help reduce the visual impact of the development upon the adjacent residences and to provide a soft transition between the South Edge and the South Capitol Neighborhood.

**Hardscape:** With the redesign of the existing parking lot, a new pedestrian connection between the Cherberg Building and the Pritchard building will be added. By pulling the parking away from the Cherberg building, a sidewalk and crosswalk will be added along the Cherberg building and connecting across 15<sup>th</sup> Ave to the Pritchard building. New stairs and ramp will provide access to the new Pritchard building plaza which will connect to the existing sidewalk and ramp to the main entrance of Pritchard. Sidewalks will run adjacent to 15<sup>th</sup> Ave, Water St, and 16<sup>th</sup> Ave.

**Parking & Vehicular Access:** The intersection of Water St SW and 15<sup>th</sup> Ave SW will be reconfigured to provide controlled access to the parking lot and the areas between the Pritchard, Cherberg, and O'Brien Buildings. A new crosswalk as well as sidewalks will provide pedestrian and bicycle access from the south onto the Capitol Grounds. The parking lot reconfiguration will require retaining walls between the parking along 15<sup>th</sup> Ave and the Pritchard Building. A concrete loading area with access to the building and garbage area is to be located along 16<sup>th</sup> Ave. Access to this area is to be controlled with a raised arm barrier gate. The garbage area is to be screened by an enclosure and should be sized to hold 2 two yard dumpsters.

**Planting:** The large Bigleaf Maple along 16th Ave SW is to be retained and protected in place and should be assessed by an arborist to determine the potential impact of nearby construction and any measures needed to mitigate those impacts. A tree protection plan developed by a consulting arborist will be deployed and monitored throughout the project for this Bigleaf Maple. Approximately 5 young street trees planted along Water St. and 15th Ave SW will be assessed by an arborist to determine if it is feasible to remove and transplant them on the site or elsewhere on campus. 3 existing dogwoods at the intersection of 15th Ave SW and Water St. are to be removed. Existing understory vegetation, shrubs and lawn within the project boundary will be removed. Street trees and understory plantings will be added along 16th Ave SW and Water St. provide a buffer and screening for the South Capitol Neighborhood. Native plantings are to be added along the top of the slope on the southwest side of the site and the adjacent hillside is to be cleared of invasive species and replanted with a native mix of plantings. The landscape character and plant selections should be informed by and meld with the new Opportunity Site #5 landscape plan. The planting should be predominantly native vegetation, will have an informal woodland character, and should be deer resistant and drought tolerant to the greatest extent feasible. Evergreens and native understory vegetation shall be used where appropriate to create a landscape character that supports the historic vision for the southern edge of the West Capitol Campus. Spreading plants shall be placed away from sidewalks so they do not become a maintenance concern. Although a layered planting

approach is intended, consideration should be given to sight lines and providing a visible, safe environment. All planting areas are to receive planting soil to 24" depth. Trees will have underdrains that tie into the storm system. To meet the requirements of RCW 39.04.410, at least 25 percent of the planted area must be pollinator habitat which is beneficial for the feeding, nesting, and reproduction of all pollinators, including honeybees.

### Irrigation:

The irrigation system will meet the following criteria:

Install a central shut-off valve.

Install a submeter for the irrigation system.

All streetscape planting areas will either be spray irrigated or will be on their own zones in order to reduce potential fire hazards.

Create separate zones for each type of bedding area based on watering needs.

Install a timer or controller that activates the valves for each watering zone at the best time of day to minimize evaporative losses while maintaining healthy plants and obeying local regulations and water use guidance.

Install pressure-regulating devices to maintain optimal pressure and prevent misting.

Utilize high-efficiency nozzles with an average distribution uniformity (DU) of at least 0.70. This may include conventional rotors, multistream rotors, or high-efficiency spray heads, but the DU must be verified by manufacturer documentation or third-party tests. A point source (drip) irrigation system should be counted as having a DU of 0.80.

Check valves in heads.

Install a moisture sensor controller or rain delay controller. For example, "smart" evapotranspiration controllers receive radio, pager, or Internet signals to direct the irrigation system to replace only the moisture that the landscape has lost because of heat, wind, etc.

### Lighting:

Vehicular pole lights are to be located in the parking lots and along Water St SW. Pedestrian scale pole lighting will be located at the entry plazas and along pathways to building entries. All lighting shall meet dark sky requirements.

Security lighting shall adhere to IES Guide for Security with minimum 5-5.5' candle rating and to not obscure or impact use of video surveillance cameras.

### Security & Safety:

Landscape design should also support safe levels of visibility when arriving or departing building entrances, to and from windows adjacent to sidewalks and along primary pedestrian paths. Landscape and site shall be

designed using principles that promote an environment that positively influences human behavior and quality of life by reducing the possibility of harm.

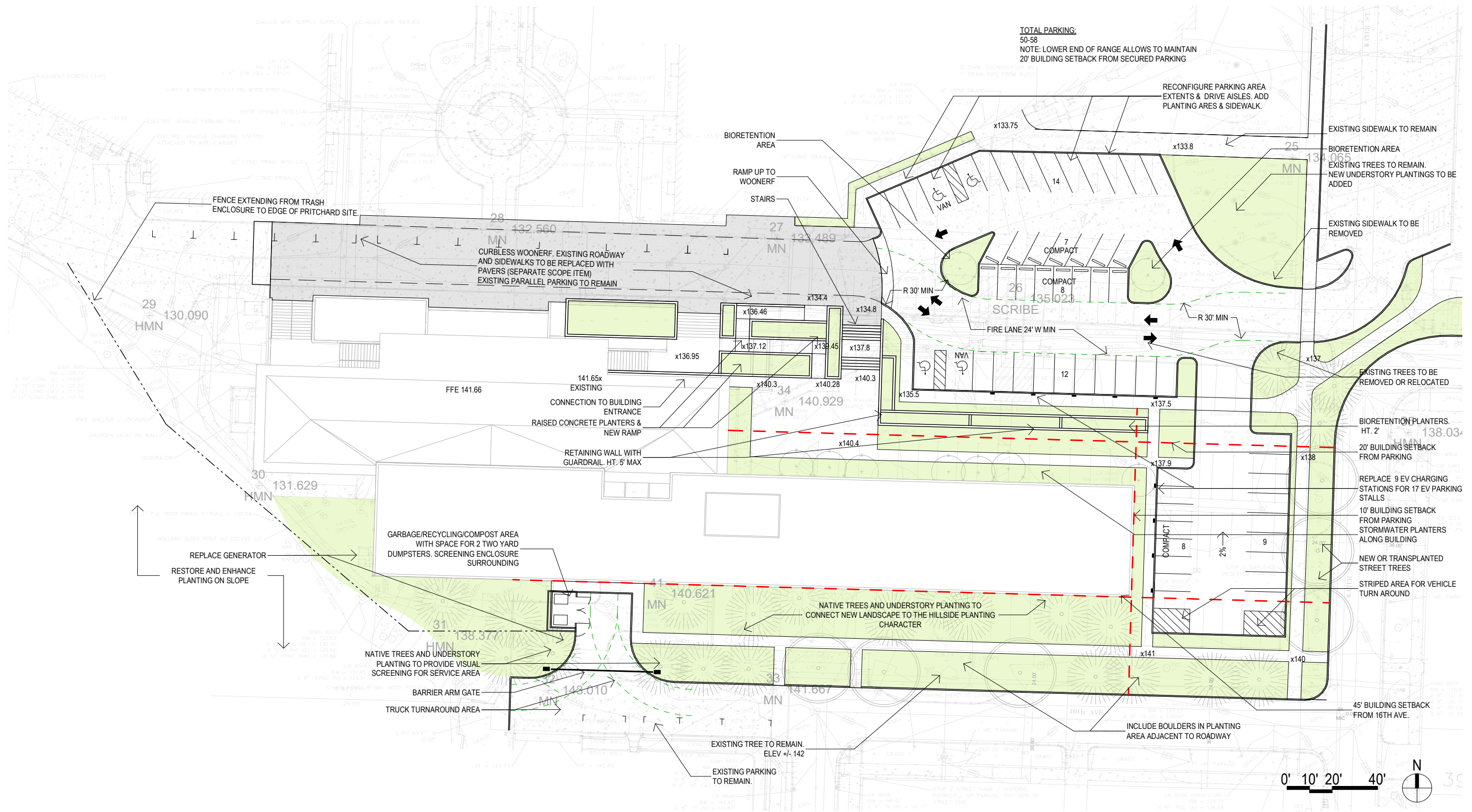
Critical Areas Considerations:

Based on Thurston county GIS mapping, there are no designated wetlands beyond the high-water mark of Capitol Lake adjacent to the project site. The southwest slope of the Pritchard site, between the site boundary and Capitol Lake, may be designated a Marine Bluff Hazard Area because this slope is over 50%. The Marine Bluff Hazard Area requires a minimum top of slope buffer of 50 feet. The existing west parking area encroaches on the 50 foot buffer. The proposed alterations to this this parking area includes improvements but does not expand the parking area. There may be requirement to mitigate the area that encroaches on the buffer but that would need to be determined through future coordination with the county.

No disturbance will occur to the vegetation oh the hillside except to remove invasive species and add restoration planting. A fence is to be provided connecting from the garbage enclosure to the parking area to the northwest of Pritchard.







1 **PREFERRED ALTERNATIVE SITE PLAN**  
1" = 40'-0"

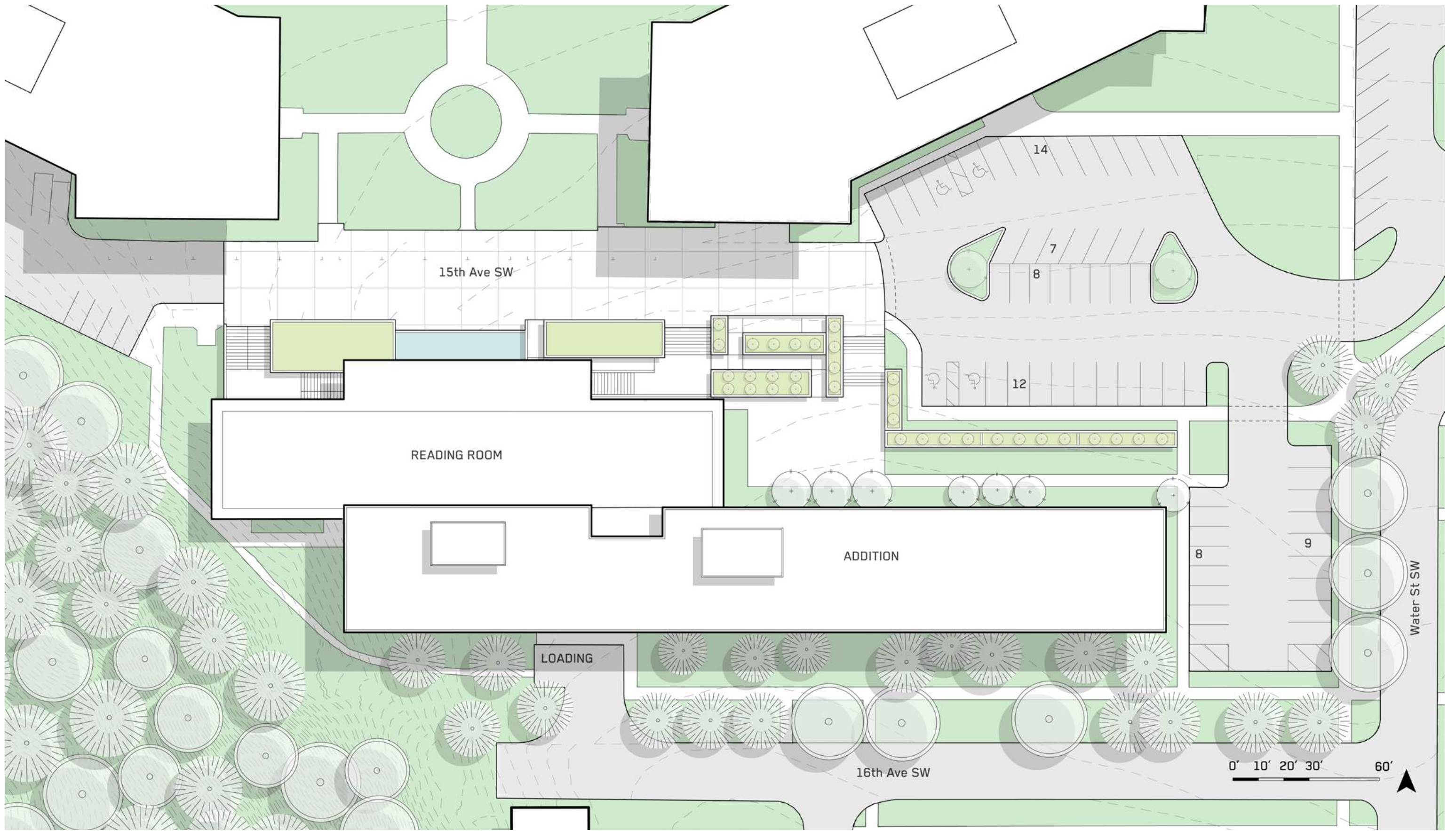
SEATTLE / Pier 56, 1201 Alaskan Way, #200 / Seattle, WA 98101 / 206.623.3344  
 SAN FRANCISCO / 660 Market Street, #300 / San Francisco, CA 94104 / 415.956.0688  
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02/16/21

**PRITCHARD REHABILITATION | PREFERRED ALTERNATIVE SITE PLAN**



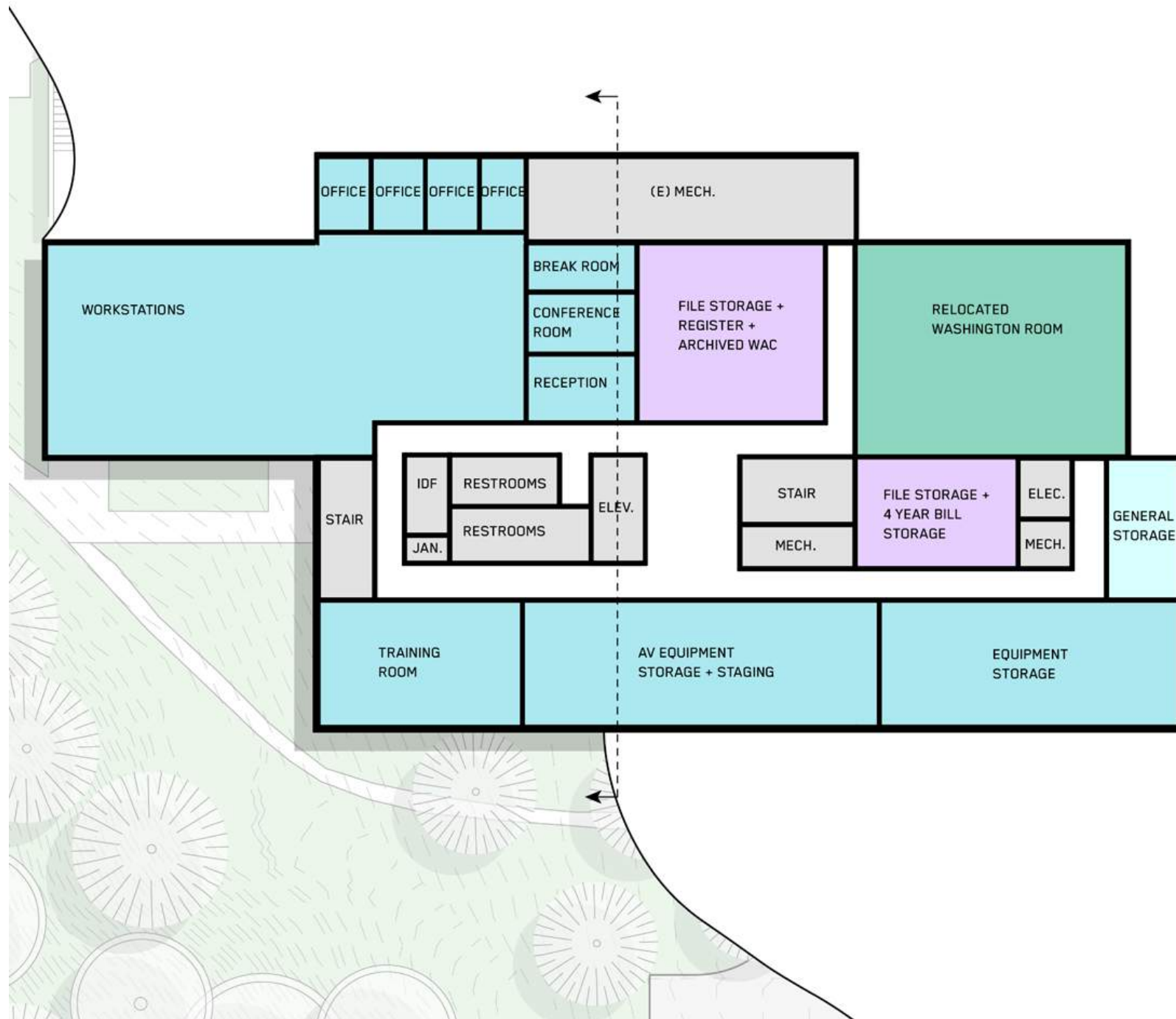




SITE PLAN  
1/40" = 1'-0"

LEGEND

- |   |  |
|---|--|
|  HOUSE         |  PUBLIC MEETING ROOM  |
|  HOUSE SUPPORT |  PUBLIC SUPPORT SPACE |
|  CODE REVISOR  |  FOOD SERVICE         |
|  LEG TECH      |  SUPPORT              |
|  LSS PHOTO     |  |



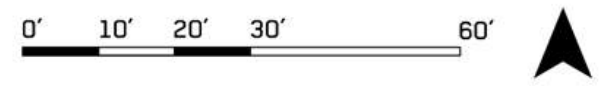
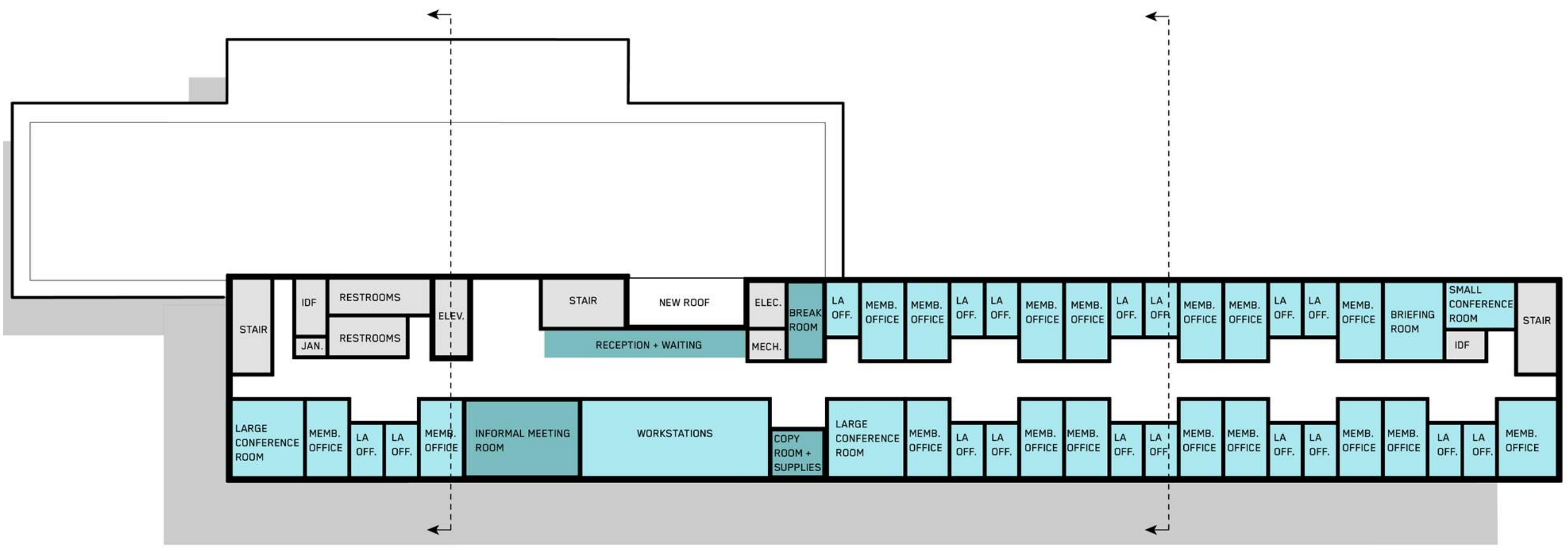
LEVEL 0 TEST FIT PLAN  
1/30" = 1'-0"





LEGEND

- HOUSE
- HOUSE SUPPORT
- CODE REVISOR
- LEG TECH
- LSS PHOTO
- PUBLIC MEETING ROOM
- PUBLIC SUPPORT SPACE
- FOOD SERVICE
- SUPPORT

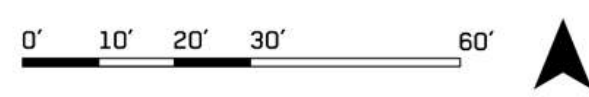
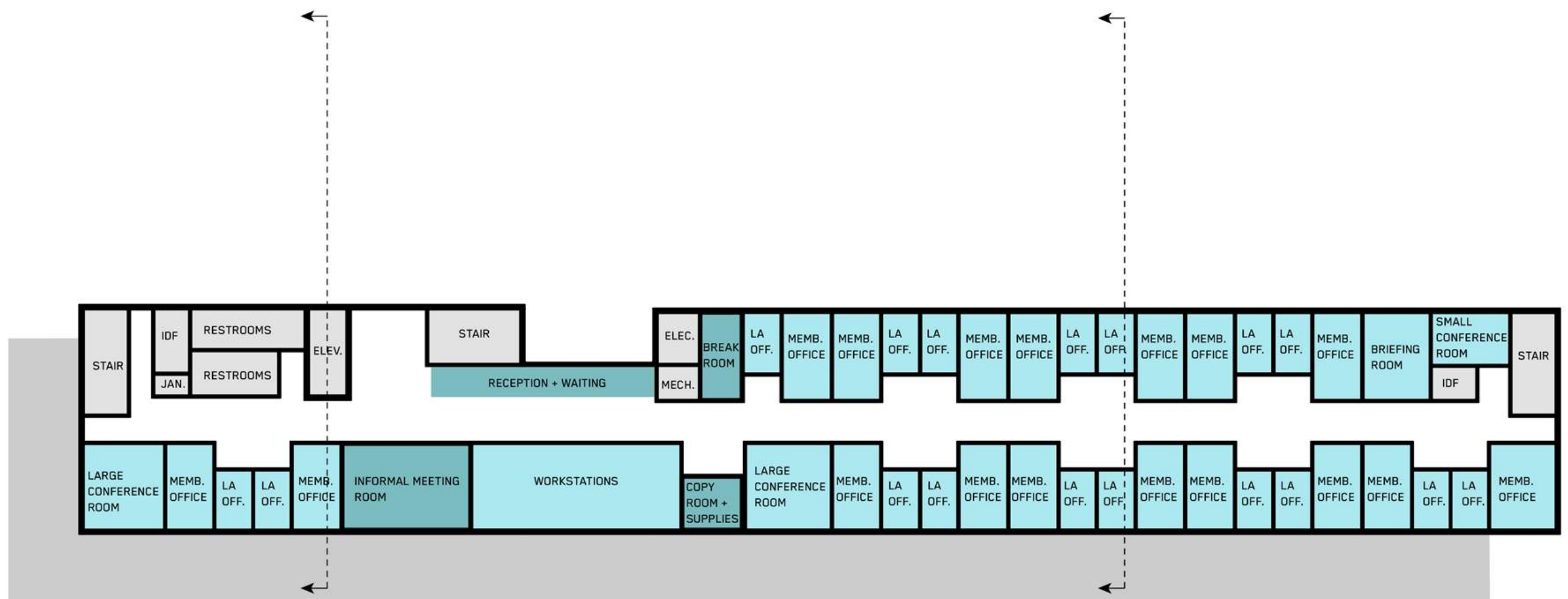


LEVEL 2  
 1/30" = 1'-0"

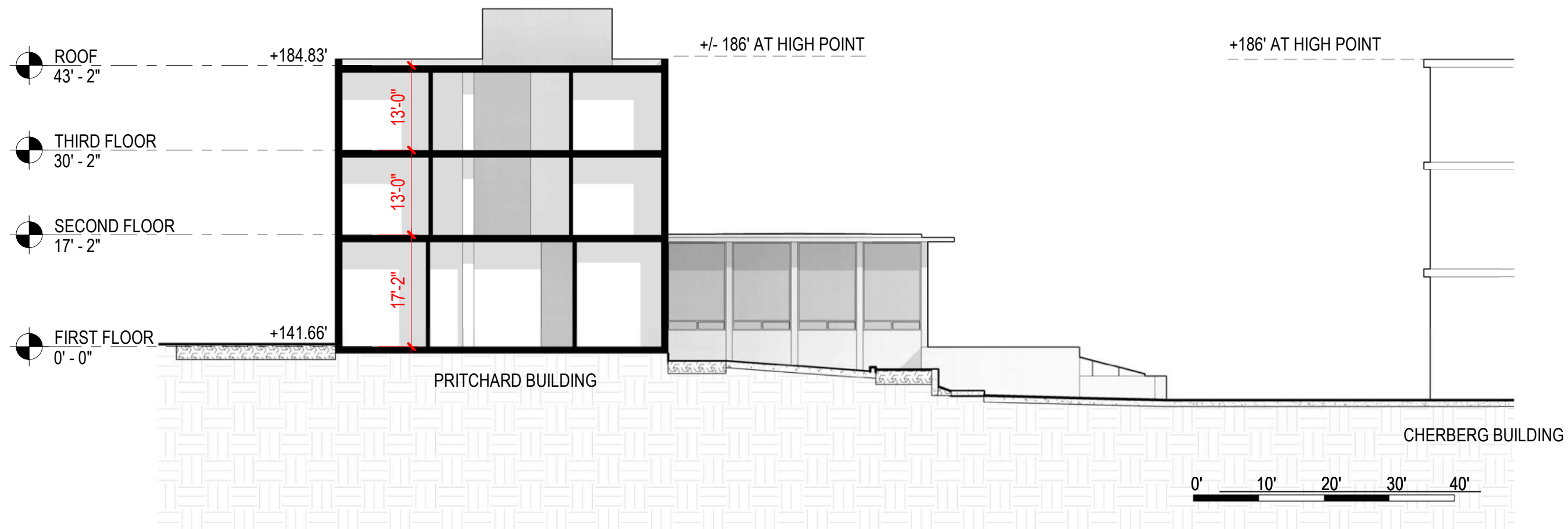


LEGEND

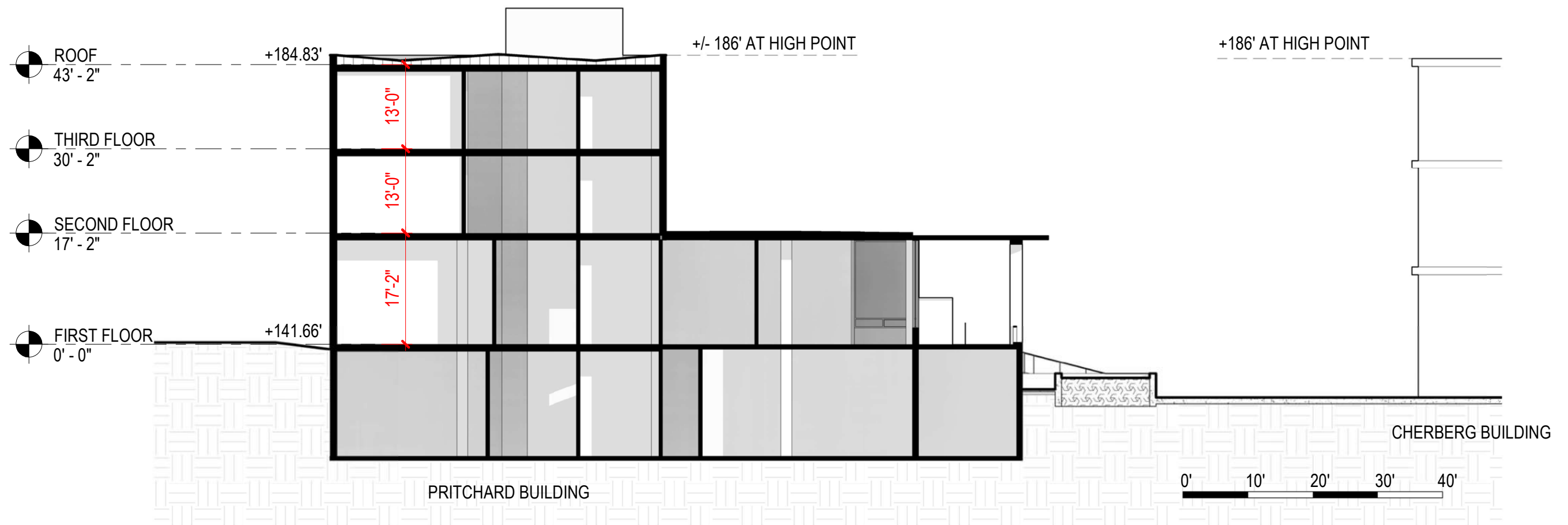
- HOUSE
- HOUSE SUPPORT
- CODE REVISOR
- LEG TECH
- LSS PHOTO
- PUBLIC MEETING ROOM
- PUBLIC SUPPORT SPACE
- FOOD SERVICE
- SUPPORT



LEVEL 3  
 1/30" = 1'-0"



SECTION AT PARKING  
 1/16" = 1'-0"



SECTION AT STACKS  
 1/16" = 1'-0"

## **OUTLINE SPECIFICATIONS**

**Definition:** the word “addition” in this document refers to the entire new structure that replaces the former library stacks and expands the existing building to the east.

### **A. Substructure**

#### **A10 Foundations**

The building addition is supported on augercast piles and pile caps.

Large diameter concrete piles are proposed along the entire west side of the remaining Reading Room and basement below to stabilize steep slope adjacent to existing building. Tie-backs and a large pile cap connect this slope stabilization structure to the existing foundations. Micropiles drilled through and anchored to all existing footings supporting the Reading Room and the basement below reinforce column and wall foundations for lateral force resistance. Tall story height of the basement allows for placement of micropiles. Seismic upgrades of the remaining portion of the building are intended to meet Damage Control criteria.

Refer to structural plans and narrative for additional information.

#### **A20 Basement Construction**

##### ***Rehabilitation***

Retain and reinforce the remaining portion of the existing basement walls as described in the structural sketches and narrative. Examine walls for leaks and repair. Replace existing waterproofing, drainage and protection, if any, damaged by partial demolition of the building.

Insulate remaining basement walls with R-19 mineral wool boards (see the explanation in Section B20 below for proposed insulation values). Insulate the underside of the portico deck exposed to exterior with R-50 continuous mineral wool boards.

##### ***Addition***

Floor (slab-on-grade): provide concrete floor slab over vapor barrier and capillary break per geotechnical recommendations (to be developed).

Walls: provide concrete retaining walls with exterior drainage layer, continuous bentonite waterproofing, and R-10 minimum continuous exterior board insulation.

### **B. Shell**

#### **B10 Superstructure**

##### ***Rehabilitation***

Provide steel framing on top of existing roof structure over Reading Room to connect existing roof to south addition. Install fiber reinforced polymer (FRP) wraps around all columns and on the beam to column joints, at the Basement and Level 1 for strengthening, to mitigate lack of confinement reinforcing. FRP will also be used on the roof beams of the Reading Room.

### **Addition**

Floors consist of structural steel framing with composite concrete and metal decks. Floor and roof decks are supported by steel wide-flange columns and braced frames. Provide spray fireproofing to achieve one-hour fire resistance rating for the new load-bearing structural steel components.

Mass timber and concrete construction may be considered during the design of the building.

*Refer to structural diagrams and quantity take-offs.*

### **B20 Exterior Enclosure**

2018 Washington State energy Code requires R-9.5 continuous insulation for mass walls and R-38 for the roof. Increased insulation values listed in this narrative are intended to offset the heat loss occurring through the thermal bridges inherent in the remaining portion of the existing Pritchard Building. Proposed insulation values are included for preliminary budgeting purposes and will need to be better defined during design, preferably through energy modeling.

### **Rehabilitation**

Opaque exterior walls:

Repair and reinforce exterior masonry cladding as described in the BuildingWork memorandum.

Vertical Fenestration:

Replace all existing fenestration with new. Provide aluminum curtainwall framing for all openings greater than 12-ft in height. A matching profile storefront framing may be used for shorter openings. Include operable windows for 20% of the fenestration area on the second and third floors, with associated controls connected to the BMS. Include triple glazing at all glazed openings to support high-performance goals. Include glass retention film. Note that original fenestration around the Reading Room included unusually large plate glass panels (approximately 12' high by 9'-3" wide), with smaller glazing panels below the horizontal mullion. The intent is to restore the original appearance of uninterrupted large glass panels while utilizing insulated glazing units. Based on preliminary input from a glazing contractor, the cost of replacement fenestration at these large openings can be 4.5 times the cost of a typical curtain wall. BuildingWork Memorandum provides additional information on window system replacement from historic preservation perspective.

#### Building sign replacement

Existing building sign over the main entry was installed after original construction and should be removed. Include a budget allowance for a replacement sign. Design of new building sign will be informed by historic research.

#### Exterior Doors:

Replace all opaque and aluminum-framed glazed exterior doors with new doors complying with current energy code (U-0.60 maximum for glazed doors and U-0.37 maximum for opaque doors). Steel doors and frames shall be assumed at new opaque doors.

#### **Addition**

#### Opaque exterior walls:

Opaque walls shall consist of cold-formed steel framing with miscellaneous steel reinforcing where necessary for framing openings and for supporting exterior cladding. The walls shall form a rainscreen system, including exterior gypsum sheathing with continuous fluid-applied water-resistant barrier, R-19 continuous mineral wool insulation, and exterior cladding.

Budget for the portion of addition that replaces former library stacks includes sandstone panel cladding salvaged from the stacks exterior. This approach requires further validation through field testing and mockups. If salvage and reuse of existing sandstone from library stacks is determined to be infeasible, new sandstone may be used. The addition extending east of the former stacks shall be clad in precast concrete panels to complement appearance of existing buildings on west campus.

#### Vertical Fenestration:

Assume triple-glazed openings throughout. Provide 3M safety/security film or similar to reduce full breakage of windows from projectiles at Level 1 openings. The assembly and connections to building structure shall be designed for the capacity of supported glass panes (balanced design).

Addition portion that replaces the former library stacks shall have a continuous curtain wall south façade and an approximately 7-ft wide continuous vertical "slot" curtainwall on the west side. Provide curtainwall framing for openings exceeding 12-ft in height. Allow for 2-sided structural silicone glazing at continuous curtainwall area.

Assume "punched windows" in the majority of east addition facades, except allow for curtainwall in the "gasket" area. Assume continuous curtainwall at new window openings in the existing basement, with sill at approximately 4 ft above finish floor. Target 35% of wall area for extent of glazing.

Include operable windows with sensors and controls for 20% of glazing area as described in the Rehabilitation section above.



#### Exterior Doors:

Provide steel opaque doors and frames with  $U \leq 0.37$  and aluminum-framed glazed exterior doors with  $U \leq 0.60$ .

Include expansion joint covers where indicated in the structural diagrams.

### **B30 Roofing**

#### **Rehabilitation**

Replace all existing roofing with new SBS modified bitumen system. Include R-50 continuous polyisocyanurate insulation, air and vapor barrier along with stainless steel flashing and accessories required for a complete system. Extend insulation over existing portico roof deck at least 2 feet beyond the exterior face of wall below. Provide expansion joint covers at locations indicated the structural diagrams.

#### **Addition**

Provide a new roofing system and accessories indicated for rehabilitation scope above.

Provide an architectural louver screen for rooftop mechanical equipment. Include roof access hatches above one of the exit stairs in the south addition and above one of the exit stairs in the east addition. Provide tie-off anchors for façade maintenance.

### **C. Interiors**

#### **C10 Interior Construction**

Provide metal stud non-load-bearing framing partitions with gypsum wallboard finish. 2-hour FR rating is required at all shaft enclosures and exit stair enclosures. Restrooms and janitor closets shall have moisture-resistant wallboard and ceiling board. Include tile backer panels in the restrooms.

#### **C20 Stairs**

Allow for one Monumental Stair in each addition (south and east). Provide precast terrazzo treads and landings on custom-designed steel stringers and frames. Include glass guardrail with wood handrails and top cap.

For enclosed exit stairs, provide pre-engineered metal exit stairs with tube-steel stair frames and wire mesh railings. In the south addition, include metal gates at the first-floor landings to preclude travel below level of exit discharge. Allow for custom-designed central stair.

#### **C30 Interior Finishes**

#### **Addition and Rehabilitation Areas**

The interior finish for the building will be commensurate with the typical public space and office interiors found on the west campus.

Public Spaces: Entrance lobbies, elevator and stair lobbies, conference facilities and café shall include premium interior finishes.

- Floors – Large format porcelain tile
- Walls - Combination of wood paneling, and gypsum wallboard with porcelain tile base
- Ceilings – Wood grille ceiling clouds with gypsum board surrounds. In the Reading Room, leave the original waffle slab structure exposed to view. Allow for repair of 10% of waffle slab area to mitigate incidental damage.

Offices:

- Floors - Carpet tile
- Walls - painted gypsum wall board with porcelain tile base
- Ceilings - Acoustical ceilings with some perimeter gypsum wall board soffits

Restrooms:

- Floors – Large format porcelain tile
- Walls – Full height ceramic tile on wet walls over cementitious backer board with porcelain tile base
- Ceilings – Gypsum ceiling board
- Include metal toilet partitions mounted to the deck above and solid surface countertops.

Janitors/Storage/Mech/Elect/IDF/MDF Closets:

- Floors – Sealed concrete
- Walls – Stainless steel wainscot over moisture resistant wall board with rubber base. Include FRT plywood on IDF / MDF room walls.
- Ceilings – Exposed to structure

### ***Additional Requirements for Rehabilitation***

Provide veneer plaster finish on concrete columns retrofitted with FRP wrap. Repair and restore the surface of roof structure exposed to view. Include an allowance for finish restoration in Washington Room.

## **D. Services**

### **D10 Conveying**

Provide two stretcher-sized MRL traction elevators with 4,000 lbs capacity Assume 200 fpm speed. Note that while the building code does not require stretcher-sized elevators for buildings with less than four stories above grade, accommodating a stretcher is prudent.

### **Other Services**

Due to limited composition of consulting team, narratives for the fire protection, mechanical, plumbing, electrical, lighting, communications and security services are not included. Costs of these systems shall be estimated on square foot basis, based on comparable benchmarks. High-performance mechanical system, such as a 4-pipe system with heat pumps and chilled beams, as well as a highly efficient lighting system, shall be assumed to maximize energy conservation. The new mechanical system will be connected to the central plant.

Include photovoltaic panels with metal-framed support system on the roof of east addition.  
Target 15.6 kW array.

## **E. Equipment and Furnishings**

Provide vehicular access control (automated arms) at locations indicated on landscape plans, including an arm at the entry to the loading dock.

Include an allowance for the following:

- Audio-visual equipment: two large projection screens and projectors, presenter's podium, sound reinforcement and ceiling microphone arrays with podium controls in each of the following rooms: Washington Room, Leg Tech Training Room, Large Hearing Room. Include one large screen and projector with wall-mounted controls, sound reinforcement and microphone arrays in other large meeting/conference rooms. Include flat panel displays (one each) in small conference rooms.
- Access control at all doors.
- Residential appliances in office area break rooms.

See preliminary cost estimate for furnishings included in the Appendix

## **F. Special Construction and Demolition**

### **F20 Demolition**

#### ***Partial demolition of the Pritchard Building:***

DES has shared a Good Faith letter indicating that no asbestos-containing materials (ACM) were found in the HVAC ducts. No other information about ACM or other hazardous materials often found in building of this age (ACM in pipe insulation and flooring, lead paint, lighting ballasts with PCBs) is available. It is reasonable to assume that some of the hazardous materials but not all were abated during prior alterations, and the cost estimate should include an allowance for some abatement.

Remove the entire stacks structure, including foundations. In the Reading Room, remove all interior improvements, except for support spaces indicated in the diagrams, Protect the mural on the first floor during demolition and construction operations. Remove all roofing for replacement. Remove all exterior fenestration and doors for replacement.

Salvage sandstone in good condition for reuse as cladding at the stacks replacement portion of the addition and for replacement of damaged sandstone on the exterior of the Reading Room.

Cut openings for new windows along the south and west sides of the remaining basement.

## **G. Building Sitework**

### **G10 Site Utilities**

See *Civil Engineering Narrative*

**G20 Site Improvements**

*See Civil Engineering Narrative*

**G2050 Landscape**

*See Landscape Narrative*



## STRUCTURAL SUMMARY

Two options have been reviewed for cost comparison as noted in the architectural section. Both of these options are combined with the Slope Protection Option 2 for feasibility and cost.

- Option A.2
- Option B.1

Of the two options, Option A.2 has been selected as the preferred option and is described further in this section and estimated quantities are included.

Evaluation of the conditions of the existing structure are not included in this report. Seismic safety, deficiencies, and deterioration repairs were evaluated during earlier phases of the predesign development and included in the Phase 2 report.

### **EXISTING BUILDING REHABILITATION**

#### **Seismic Risk Determination**

The remaining Reading Room (North Bar) of the Pritchard Building must be seismically upgraded due to the demolition of the Stacks portion of the structure. This upgrade must meet, at a minimum, the Washington State Existing Building Code life-safety requirements. The Existing Building Code establishes a level of upgrade in existing buildings that reduces the risk of injury to occupants in an earthquake but does not necessarily preserve the building nor bring it up to the same level of safety as new construction. New buildings have a higher level of seismic safety because modern engineering has developed means of providing ductility and resiliency in structures so that they can better withstand the shaking that occurs in a significant earthquake.

The minimum level of seismic upgrade is not adequate for the renovation of the Reading Room because it is planned to be integral with the new building. Exiting of occupants will occur through the Reading Room and utilities that serve the new building will pass through it. Therefore it has been decided that the existing structure must be strengthened to a higher level called Damage Control. This higher level of upgrade is also preferred to better preserve the historic building, as well as its services and utilities. A seismic upgrade level of Damage Control has been used for the estimation of structural work for the rehabilitation.

In the Predesign Phase 2, the Risk Category was listed as Category II. For the Pritchard Rehabilitation we have assumed a Risk Category III per IBC for the new construction that is supporting the Reading Room to minimize drift. ASCE 41-17 Damage Control with BSE-1E will be used for strengthening components of the Reading Room. To reiterate: The combined structure will be designed to 2018 IBC, Risk Category III, for all new construction and the diaphragm connections between the Reading Room and the new section. Strengthening of the components of the Reading Room and the design of micropiles supporting the existing basement that resists lateral forces, will be designed for ASCE 41-17 BSE-1E

#### **Rehabilitation**

The Reading Room section of the Pritchard Building will be connected to new structure that is replacing the stacks. The lateral force-resisting system, resisting wind and seismic forces, in the new section will be designed to also resist the lateral forces on the Reading Room. Currently the Reading Room does not have adequate lateral force-resisting system. Steel beams at Level 1 and the Roof, along with connections between the concrete of the new building to the existing

**STRUCTURAL ENGINEERING  
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PRITCHARD BUILDING EXPANSION/REHABILITATION**

will transfer the forces to the new building. The predesign team evaluated the options of adding bracing within the remaining structure but ultimately determined that it is feasible to use the new structure on the south to provide lateral support. This requires it's seismic force-resisting systems to be designed to new building force levels instead of the requirements of the Existing Building Code force levels. This has been included in the cost estimate.

One of the primary differences of the Damage Control level of upgrade is the support of foundations in the potentially liquifiable soils. The draft Geotechnical Report estimates 4" to 6" of differential settlement and loss of support under foundations. We evaluated the structure to determine if there was enough continuity to withstand this loss of support under a foundation and found that the building could potentially have localized collapse and was not adequate to protect life-safety. As a result, the building needs to be supported on pile foundations to reduce damage from settlements. Micropiles are to be added for the foundations within the existing building since they can be installed in a basement.

All of the concrete columns in the Reading Room are deficient in reinforcing that resists lateral drift. Protecting the concrete columns from damage due to building drift in an earthquake will require fiber-reinforced polymer (FRP) fabric coating on all of the columns on the First Floor, both interior and exterior. The basement columns are not expected to need FRP since the drift at the basement level will be much less.

Cracks in the existing roof slab, beams, and columns will need to be repaired in the rehabilitation.

## **FOUNDATIONS**

### **Hillside Stabilization**

Steep slope along the western edge of West Capitol Campus have been the subject of several geotechnical studies. In September of 2020, Shannon & Wilson produced Predesign Geotechnical Recommendations for LCM Development Sites 5 and 6 (Pritchard and Newhouse sites respectively). Due to recent history of shallow landslides, the report highlights the risk of a potential building collapse in the event of a landslide that could be caused by an earthquake and recommends slope stabilization west of the Pritchard Building. The 2020 Geotechnical Report is included in the appendix of Predesign Phase 2.

With input from DES, the design and peer review team identified three potential options for stabilizing the slope in Task 1 of Phase 3 of the Predesign. Option 1 is a secant pile wall placed at the top of the hillside. The wall is formed with large diameter drilled piles that overlap to form a continuous reinforced concrete wall. The wall will require tieback anchors at the top to maintain slope stability in an earthquake. Construction of the wall will require access to the hillside to the west of the Pritchard Building by heavy equipment. Removal of some trees along the top of the hillside is expected and the cost of this work along with restoration was evaluated.

Option 2 was considered the least expensive option and is carried in the cost estimate. This option builds a retaining structure that is also part of the foundation support for the entire West side of the existing Reading Room and new Stacks structure. The retaining structure is expected to be large diameter piles, tieback anchors beneath the structure, and a large pile cap to connect the foundations. The retaining structure is intended to protect the soils beneath the building from sliding. It will not protect the hillside that may have a slide that takes soil away from the side of the building. It also does not stop the soils beneath the building from the potential of liquefaction after an earthquake and pile foundations under the entire building are still required.

Option 3 for hillside stabilization was suggested by Geo Engineers and is a grid of smaller diameter drilled piles located between the building and the top of the hillside. The grid of piles



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PRITCHARD BUILDING EXPANSION/REHABILITATION**

would be connected together with a concrete slab to improve their resistance to the sliding in an earthquake. This slab may also be used during construction and covered by soils in the final restoration.

**Foundations**

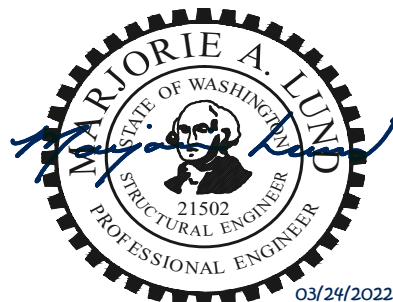
The Pritchard Site under the entire new and existing building is susceptible to liquidation settlements in an earthquake. Differential settlements of 6" may occur across the site and would cause substantial damage to structures. Due to the liquefaction potential, the new building will be supported on auger-cast concrete piles. The lower floor will be a structural slab spanning to the pile caps so that it does not settle away from the building structure. This provides the least risk for injury to occupants in an earthquake.

Foundations will be concrete pile caps supported by concrete augercast piles. The piles are 24-inch diameter with an average length of 100 feet below ground. Piles will support continuous pile caps at the exterior walls and shear walls. Individual pile caps will be located at the columns. Additional information about the foundation conditions and options are discussed in the geotechnical report.

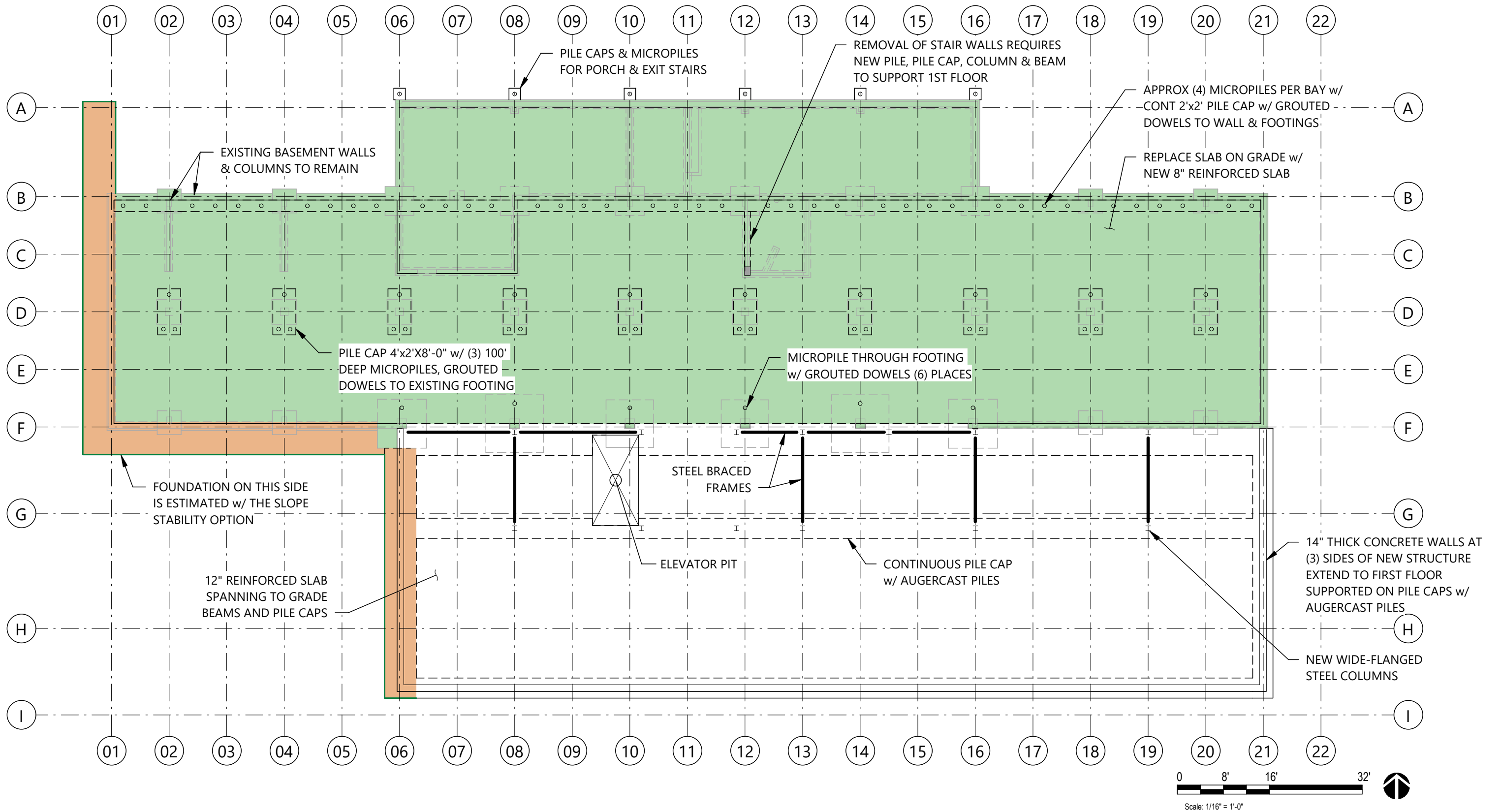
**GRAVITY AND LATERAL FRAMING SYSTEM FOR NEW CONSTRUCTION**

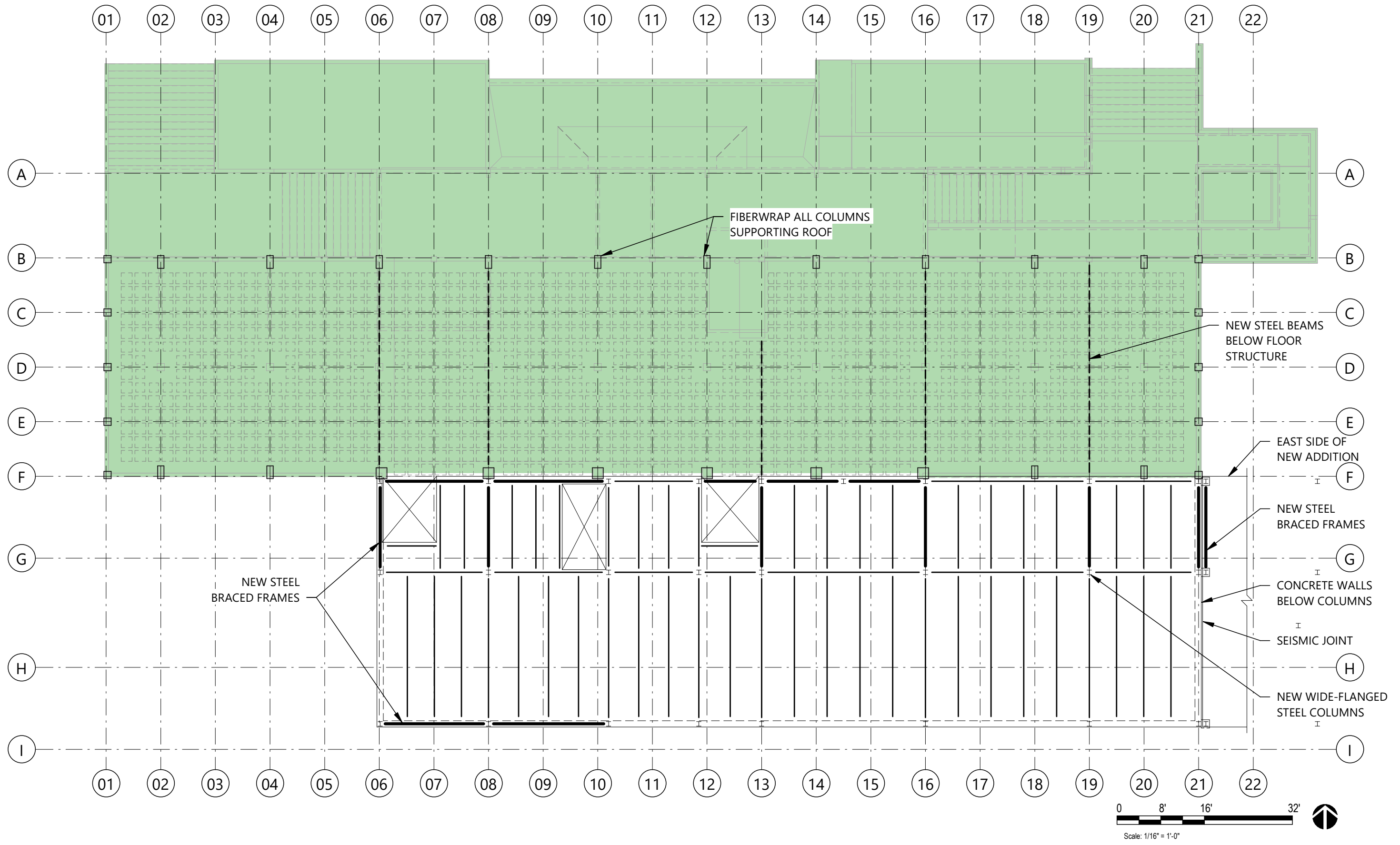
The new building structure assumed for the purposes of developing cost estimates is steel wide-flange columns and beams with buckling-resistant-braces to resist wind and seismic forces. The exterior beams will be welded to columns for continuity as needed for façade blast resistance of the exterior wall. Structural floor system average depth may be in the range of 20" to 30" depending on span lengths and floor layout. Structural floors and columns must be designed for floor loadings appropriate for the intended occupancy. The existing building was designed for heavy floor loads for library stacks and reading rooms and the structure can support any intended occupancy.

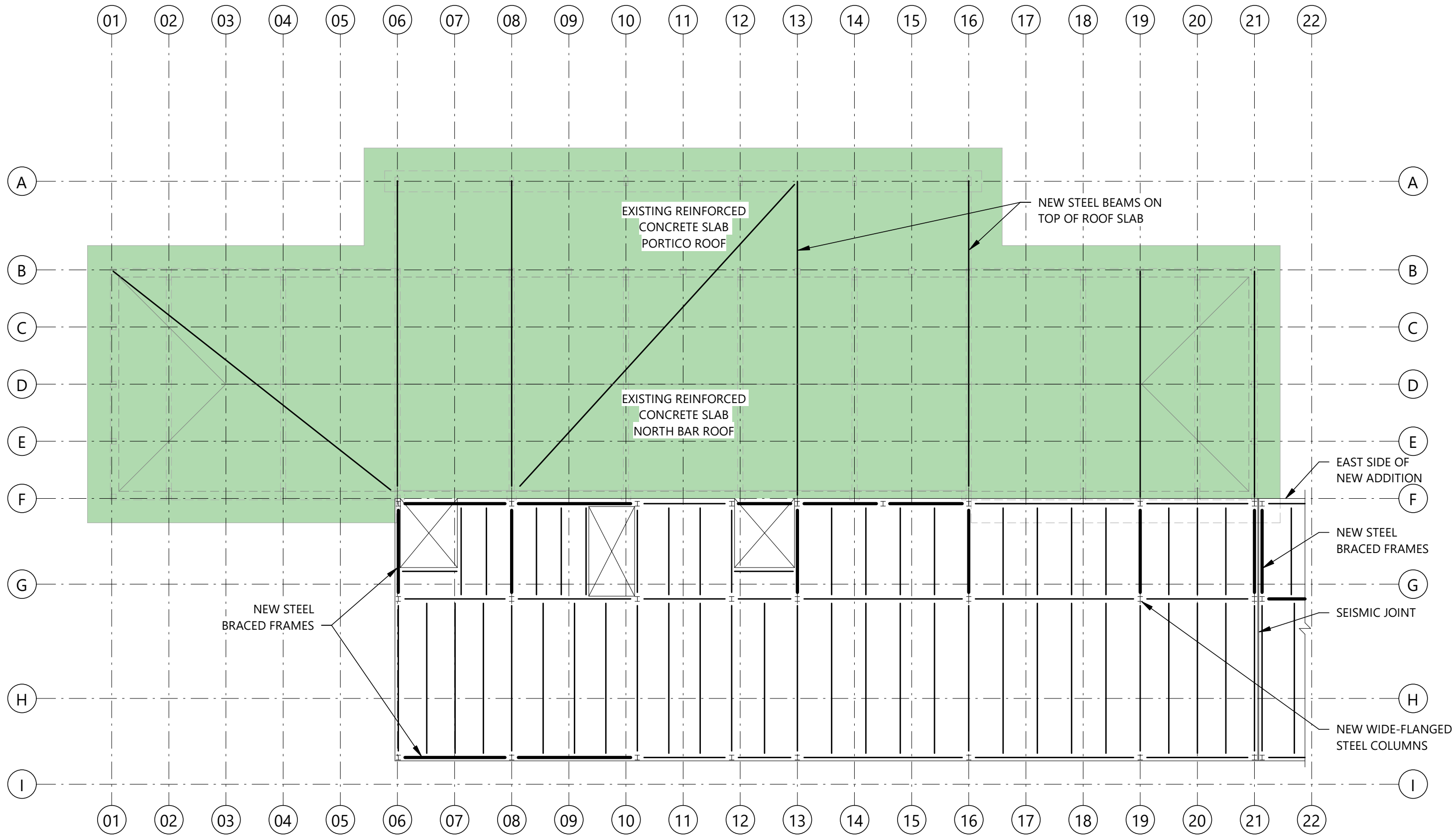
A seismic joint will be located between the new construction that is supporting the Reading Room and the remaining portion of the building to the east. This joint is required due to the length of the new structure. The new structure that replaces the stacks will be heavier than standard steel construction since it will also be providing the seismic resistance for the Reading Room. By separating the structure with a seismic joint the east end of the structure may be constructed in the most economical method without the influence of the support of the existing structure.











EXISTING REINFORCED  
CONCRETE SLAB  
PORTICO ROOF

EXISTING REINFORCED  
CONCRETE SLAB  
NORTH BAR ROOF

NEW STEEL BEAMS ON  
TOP OF ROOF SLAB

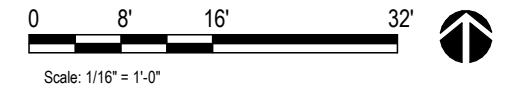
NEW STEEL  
BRACED FRAMES

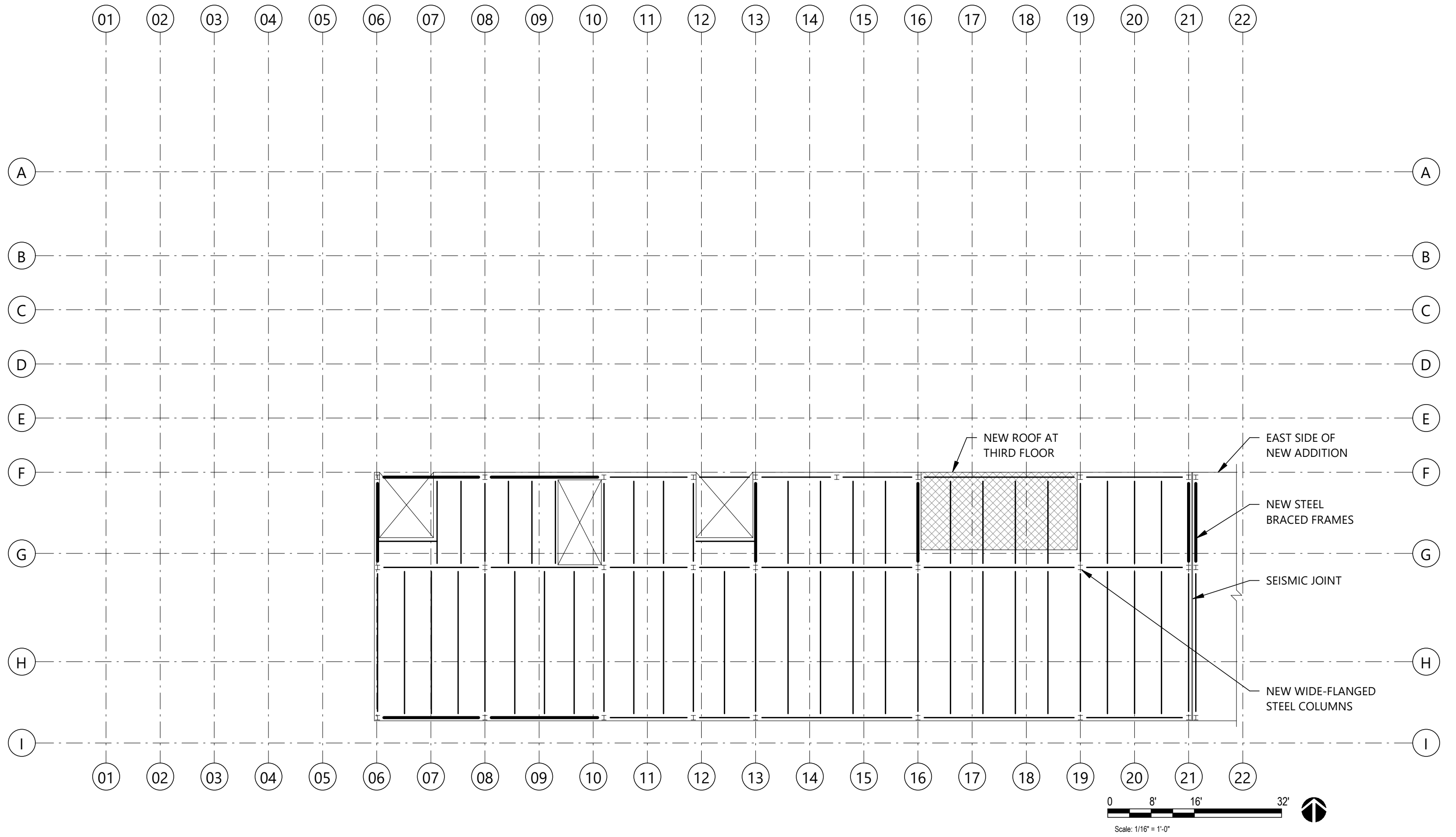
EAST SIDE OF  
NEW ADDITION

NEW STEEL  
BRACED FRAMES

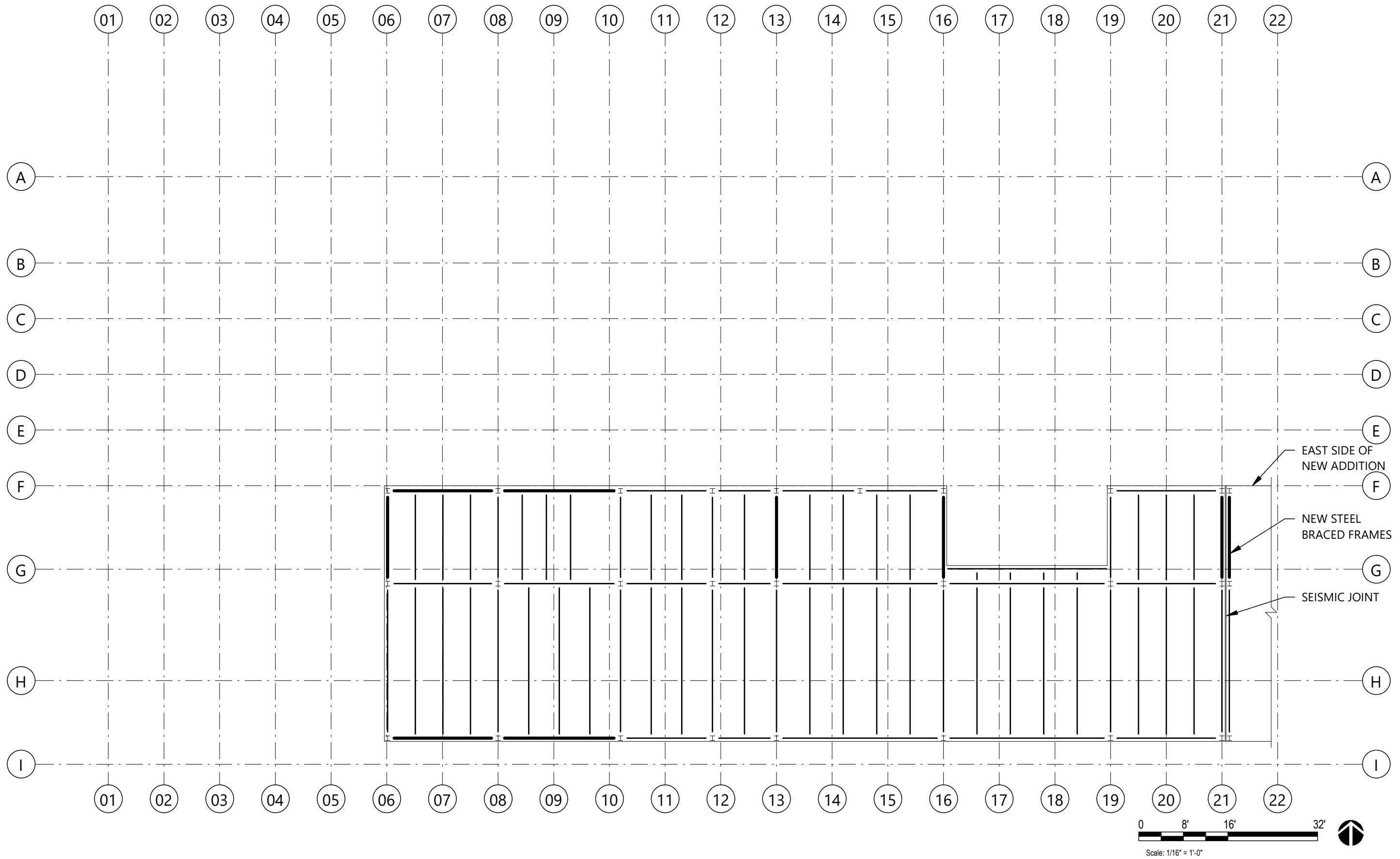
SEISMIC JOINT

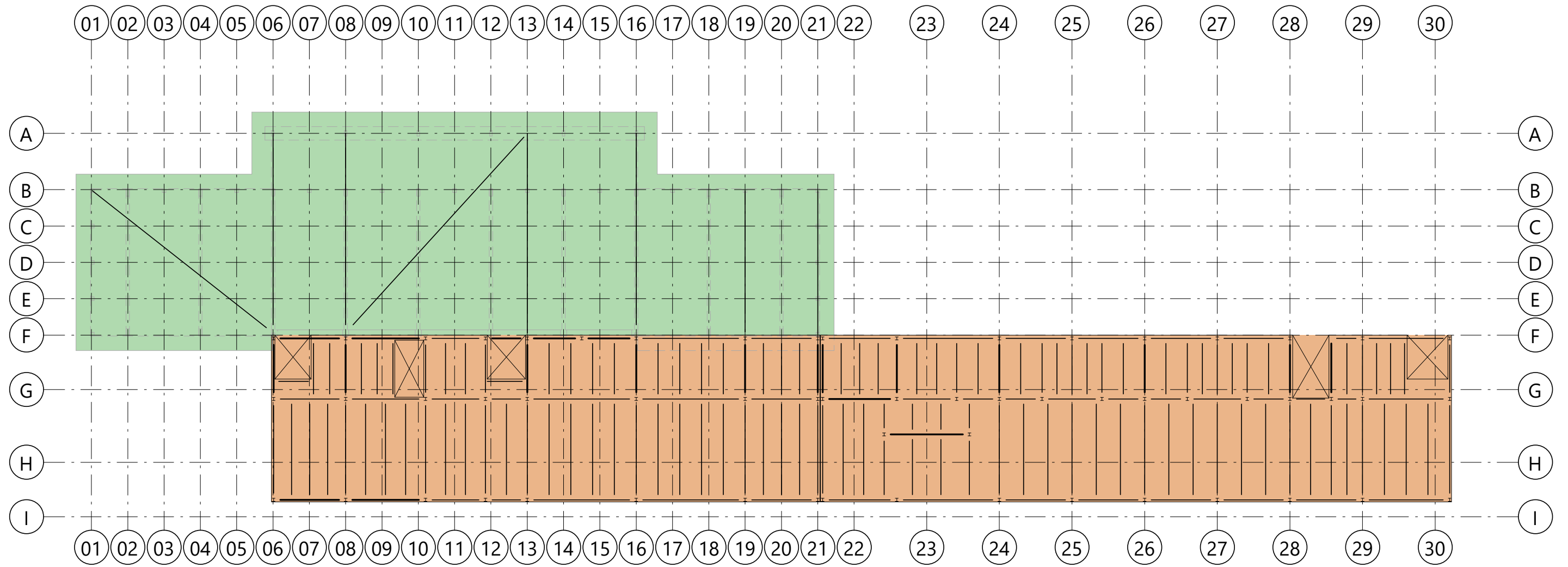
NEW WIDE-FLANGED  
STEEL COLUMNS

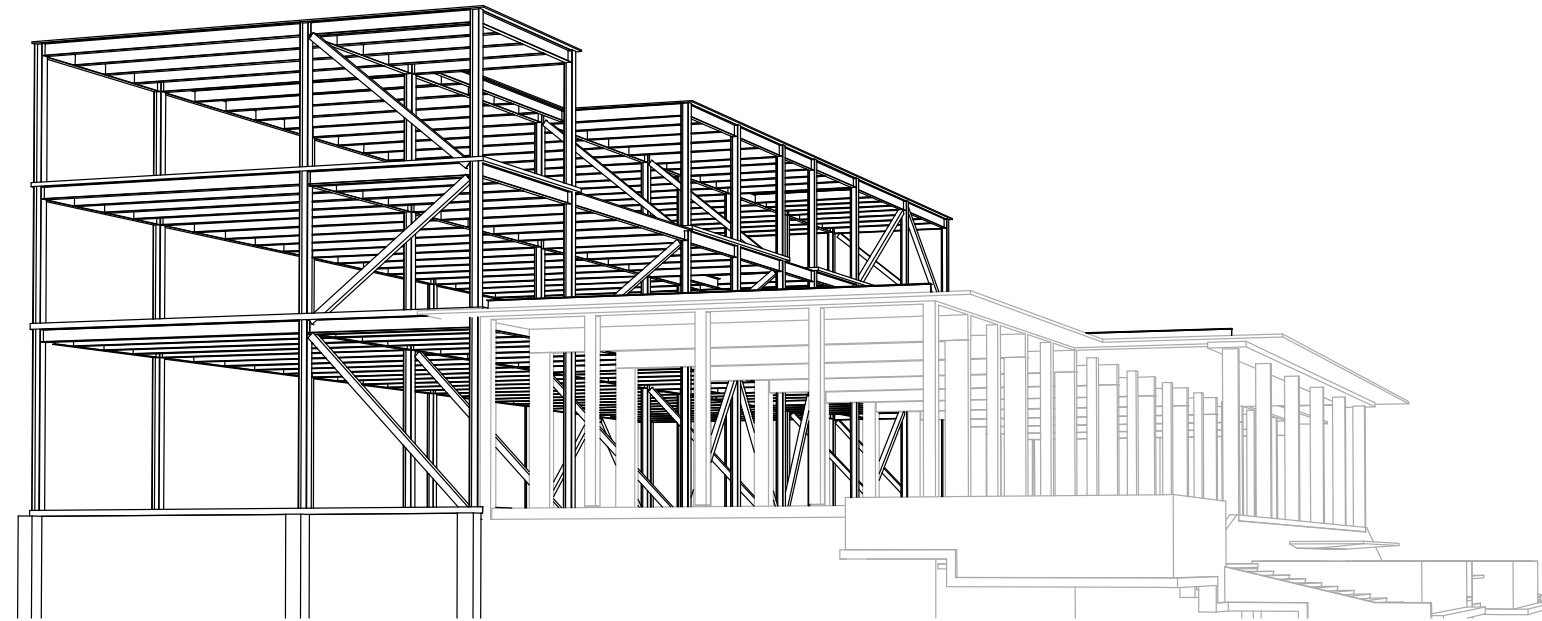
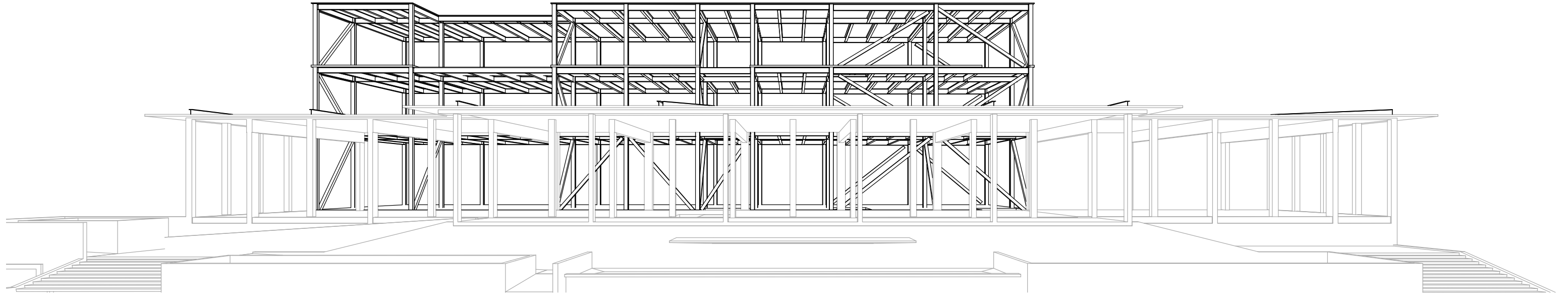












# Pritchard Building Slope Stabilization Cost Study

## Scope and Budget Reference Documents:

- Based up the following documents:
  - 2021-08-25 Pritchard Hillside Sketches + Notes.pdf (3 pages)
  - GeoEngineers Slope Stabilization Ground Improvement Concept Sketch for ROM Estimate.pdf (2 pages)
  - LEGISLATIVE CAMPUS TOPO SET 09-17-20-.pdf (3 pages)
  - Thiry Drawings 1957 – reduced file size.pdf (26 pages)
- Exclusions to this cost study:
  - Seismic upgrades, micropiles associated with Pritchard Building Renovation
  - Slope stabilization outside of Pritchard Building zone.
  - SGC's / NSS associated with east parking lot laydown area.

## Cost Summary

Site Preparation and Restoration	1	LS	1,530,166.11	1,530,166
Option 1 - Secant Pile Wall	1	LS	1,267,875.00	1,267,875
Option 2 - Grade Beam / Pile Wall	1	LS	1,608,438.11	1,608,438
Option 3 - Transfer Platform with Piles	1	LS	1,189,798.79	1,189,799

## Site Assumptions

- Site Access
  - Site to be accessed from both 15<sup>th</sup> and 16<sup>th</sup> Ave by way of Water St and Syd Snyder Ave SW.
  - It is assumed that a portion the parking lot east of the Pritchard Building will be allocated for laydown and project use.
- Work Area Assumptions
  - For each option it is assumed that a substantial amount of material will be removed to create a working surface for the installation of slope stabilization structures. The surface area elevation is assumed to be equal to the basement top of footing elevation. The cost study assumes that existing grades will be restored with imported, compacted structural fill.
    - Existing trees that fall within and/or overhang the work area will be removed.
    - Landscape restoration is assumed to replace in kind designed landscaping adjacent to the building, slope to be stabilized with mulch and ground cover. It is assumed that trees will not be replaced and that native vegetation will retake the margins of the site.
  - Limited site area and soil that is not likely suitable will make the project a 100% export and 100% import for excavated materials.

- Site costs:

Site Preparation and Restoration					
G1020	TESC	1	ls	\$ 50,000.00	\$ 50,000.00
G1020	Site demolition	10,000	sf	\$ 2.00	\$ 20,000.00
G1020	Tree Removal	1	ls	\$ 100,000.00	\$ 100,000.00
G1070	Excavate to top of footing	10,326	cy	\$ 35.00	\$ 361,410.00
G1070	Working Rock Pad	185	cy	\$ 60.00	\$ 11,111.11
G1070	Place and compact material to match existing grade	10,326	cy	\$ 45.00	\$ 464,670.00
G2020	Curb replacement	300	lf	\$ 25.00	\$ 7,500.00
G2020	Asphalt replacement	2,500	sf	\$ 5.00	\$ 12,500.00
G2080	Hill landscape restoration	1	ls	\$ 75,000.00	\$ 75,000.00
	Subtotal				\$ 1,102,191.11
	Contingency	5.00%	%		\$ 55,110.00
	General Conditions	6	mo	\$ 50,000.00	\$ 300,000.00
	GC Estimated Fee	5.00%	%		\$ 72,865.00
	Total Estimate				\$ 1,530,166.11

MITHUN / FORMA – Pritchard Building Slope Stabilization Study



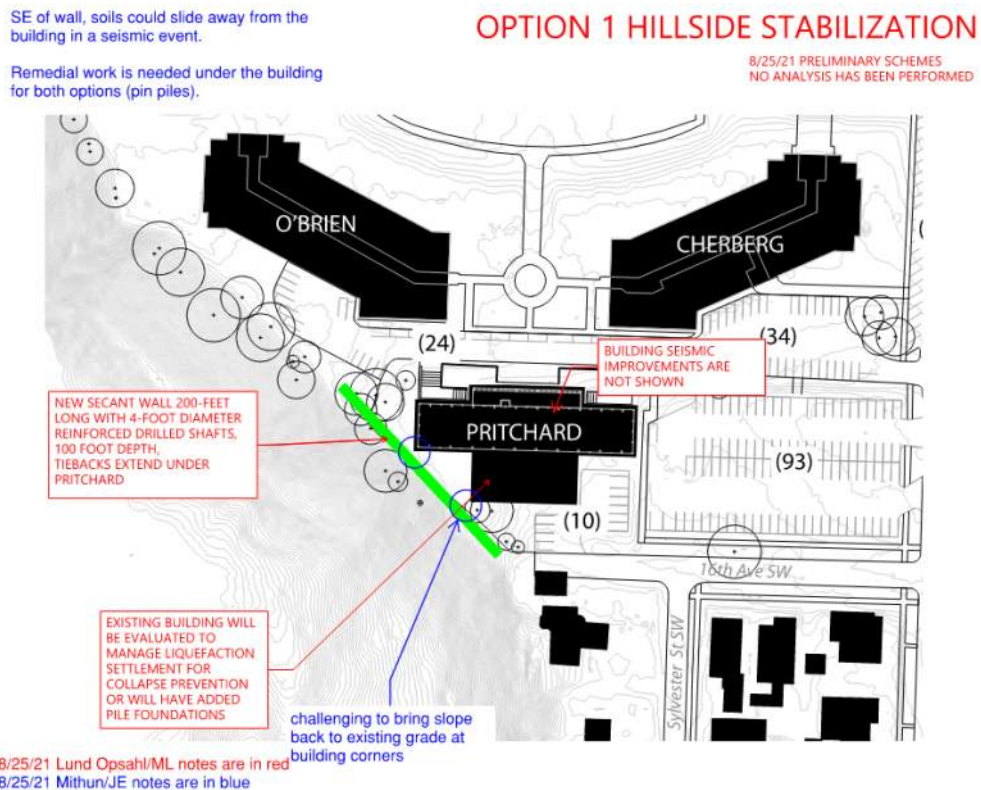
# Slope Stabilization Options

- Option 1 – Secant Wall

- o Secant wall, 200' long with 4' diameter shafts, reinforced and 100' long
- o Assumptions: Site area that can support drill, crane and oscillator.
- o Benefits: This is the most robust option and simplest to build
- o Down Sides: Serves as slope stabilization only. Does not contribute to building seismic upgrades
- o Costs:

OPTION 1 - SECANT WALL					
Uniformat	Description	Qty	Unit	Unit Cost	Total Cost
A1020	Secant Wall and Tie Backs	1	ls	\$ 1,150,000.00	\$ 1,150,000.00
G1070	Spoils handling	3,024	cy	\$ 35.00	\$ 105,829.63
	Subtotal				\$ 1,150,000.00
	Contingency	5.00%	%		\$ 57,500.00
	General Conditions - In site cost	-	mo	\$ -	\$ -
	GC Fee	5.00%	%		\$ 60,375.00
	Total Estimate				\$ 1,267,875.00

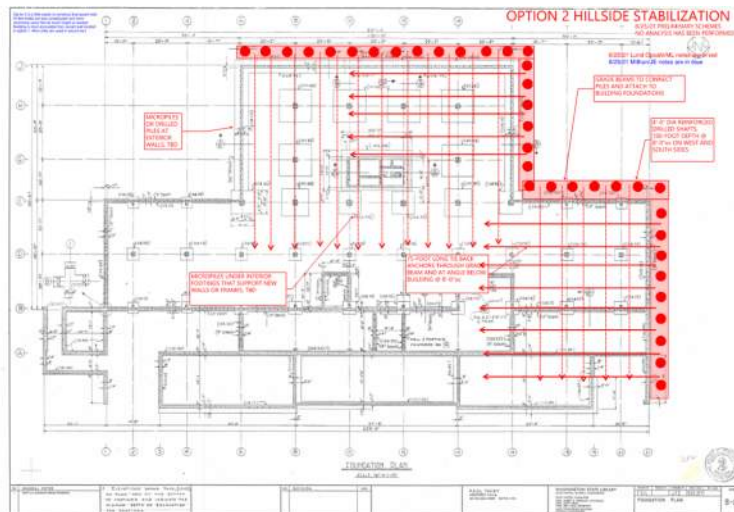
MITHUN / FORMA – Pritchard Building Slope Stabilization Study





- Option 2 – Grade Beams w/ deep foundation piles
  - 4’ diameter shafts, at 8’ OC around the building with reinforcing, poured into a grade beam with tiebacks every 8’.
  - Assumptions: Assumed using an oscillator and temporary casing to install shafts, rebar cages, and tiebacks would be installed and stressed following placement of the grade beam
  - Benefits: Option to tie the grade beam into the existing building foundation to contribute to the building seismic upgrades.
  - Downsides: Proximity to the building for drill rigs, drill and tooling edge of shaft would be between 2’-3’ from face of wall. Need to underpin existing footings to place grade beams deep enough to engage with soil tiebacks.
  - Costs:

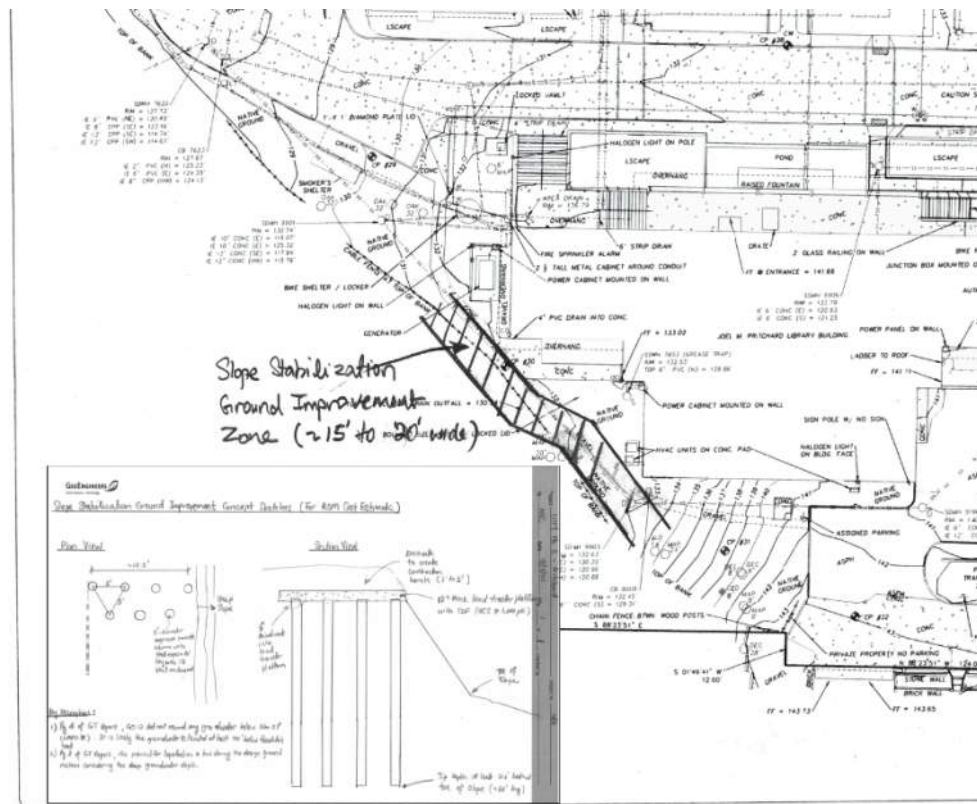
OPTION 2 - GRADE BEAMS W/PILES					
Unifomat	Description	Qty	Unit	Unit Cost	Total Cost
A1010	Grade beams - Assume 6' x 6'	373	cy	\$ 1,000.00	\$ 373,333.33
A1010	Grade Beam / Tie back work areas excavation	996	cy	\$ 35.00	\$ 34,844.44
A1010	Underpin existing footing for excavation	280	LF	\$ 200.00	\$ 56,000.00
A1010	Grade Beam Backfill	622	cy	\$ 45.00	\$ 28,000.00
A1010	Dowel into existing foundation	1,680	ea	\$ 25.00	\$ 42,000.00
A1010	Tying GB to existing foundation - NIC	(1,680)	ea	\$ 25.00	\$ (42,000.00)
A1020	Drilled piles - 4'-0" diameter	36	ea	\$ 23,611.11	\$ 850,000.00
A1020	Drilled tie-backs	30	ea	INCLUDED	\$ -
G1070	Spoils handling	2,177	cy	\$ 35.00	\$ 76,197.33
	Subtotal				\$ 1,418,375.11
	Contingency	5.00%	%		\$ 70,919.00
	General Conditions - In site cost	-	mo	\$ 40,000.00	\$ -
	GC Fee	8.00%	%		\$ 119,144.00
	<b>Total Estimate</b>				<b>\$ 1,608,438.11</b>





- Option 3 – Platform with Piles
  - 18" augercast ground improvement piles with light reinforcing, placed in a grid pattern. Assumed 180 each, 60' deep per Geoengineers sketch.
  - Assumptions: placing a grid pattern of shafts, with light reinforcing. Would need a bench that extends the full pad width 15-20' down the full length.
  - ROM Value = 1,000,000
  - Benefits: stays away from building, no baker tanks needed due to installation technique.
  - Downsides: Duration – would take approximately 18 work days.
  - Costs:

OPTION 3 - PLATFORM WITH PILES					
Uniformat	Description	Qty	Unit	Unit Cost	Total Cost
A1020	Drilled Piles	1	LS	\$ 1,000,000.00	\$ 1,000,000.00
G1070	Spoils handling	918	cy	\$ 35.00	\$ 32,145.75
A1020	Excavate 6" Material for pile embedment	74	CY	\$ 35.00	\$ 2,592.59
A1020	CDF Transfer Platform	222	cy	\$ 200.00	\$ 44,444.44
Subtotal					\$ 1,079,182.79
Contingency					\$ 53,959.00
General Conditions - In site cost					\$ -
GC Fee					\$ 56,657.00
<b>Total Estimate</b>					<b>\$ 1,189,798.79</b>





September 1, 2020

Mr. Majid Jamali  
Washington State Department of Enterprise Services  
Facility Professional Services – Planning and Project Delivery Team  
1500 Jefferson Street, PO Box 41476  
Olympia, WA 98504

RE: PREDESIGN GEOTECHNICAL ENGINEERING RECOMMENDATIONS  
STATE LEGISLATIVE CAMPUS MODERNIZATION  
STATE CAPITOL CAMPUS, OLYMPIA, WASHINGTON

Dear Mr. Jamali:

We have prepared this letter report to present the results of our predesign geotechnical engineering recommendations for the State Legislative Campus Modernization for the buildings at the State Capitol Campus in Olympia, Washington . We understand the State Legislative Campus Modernization project will include the design and construction of the Legislative Agencies and House (LAH) building and the Senate building which are in development. We have prepared these predesign geotechnical engineering recommendations based on existing subsurface information and supplemental geotechnical investigation to assist the design team in estimating the geotechnical-related project costs and to evaluate building layout alternatives. The subsequent sections present the following:

- A site and project description,
- An overview of the existing subsurface information,
- A description of the subsurface conditions at the site,
- The results of our supplemental subsurface exploration and laboratory testing for one boring near the proposed Senate building,
- The results of our predesign geotechnical studies and recommendations, and
- Our recommendations for additional subsurface explorations and geotechnical engineering evaluations.

## SITE AND PROJECT DESCRIPTION

The general project location is provided in Figure 1. The proposed site of the new LAH and Senate buildings are currently occupied by the Pritchard Library and Newhouse buildings,

respectively, as well as surface parking lots. Just west of the LAH building there is an existing southwest-trending vegetative slope. We understand the positions of the new structures are in development and may be revised as the project progresses. However, we understand the new buildings would range between two and three stories tall and will either be constructed near the existing grade or will include a one-story, approximately 10-foot-deep basement. Figure 2 shows a proposed footprint of the LAH and Senate buildings.

The area within the proposed LAH and Senate building footprints are relatively flat. However, the slope west of the LAH building is approximately 110 feet high and includes slope inclinations approaching approximately 1.5 horizontal to 1 vertical (1.5H:1V). This slope is within a historical landslide feature and has been subject to shallow slope instability in the past as identified in previous landslide stability evaluations performed by others. The impact of slope stability for the LAH building are considered in the recommendations provided in this letter report.

## EXISTING SUBSURFACE INFORMATION

We developed our understanding of the subsurface conditions at the site based on existing data generated by previous studies at and near the project location. These reports include previous geotechnical investigations near the proposed LAH building location as part of a Capitol Campus hillside stability study. The subsurface exploration used to inform the analysis of the Senate building is based on the nearby geotechnical explorations that were performed for the Washington State Legislative Building. The references used to develop our recommendations included:

- Hillside Evaluation and Preliminary Design for Olympia Capitol Campus, Olympia, Washington (Golder Associates, 2010)
- Seismic Ground Motion Study for the Washington State Legislative Building, Pre-Schematic Services for Updated Seismic Analyses, Olympia, Washington (Shannon & Wilson, 2001)

## SUPPLEMENTAL SUBSURFACE EXPLORATION

Shannon & Wilson performed on boring SW-1 to augment the existing information for geotechnical information near the proposed Senate building. This boring was drilled using mud-rotary techniques by Holt Services, Inc. of Edgewood, Washington on August 18, 2020, under subcontract to Shannon & Wilson. A representative from Shannon & Wilson was present during the boring to observe the drilling and sampling operations, retrieve representative soil samples for subsequent laboratory testing, and prepare descriptive field

logs. The samples were placed in jars and returned to our laboratory for additional visual classification.

The boring log for SW-1 is presented in Appendix A. A boring log is a written record of the subsurface conditions encountered in the boring. It graphically shows the geologic units (i.e. soil layers) encountered in the boring and the Unified Soil Classification System (USCS) symbol of each geologic layer. The boring log also includes the natural water content, penetration resistance, percent fines, and the Atterberg Limits of soil samples at various depths within the boring where those tests were performed. Other information shown in the boring logs includes types and depths of sampling, descriptions of obstructions and debris encountered in the borings, and observed drilling problems and soil behavior related to caving, raveling, and heave. A soil description and log key for the boring logs is also included in Appendix A.

## Soil Sampling

Soil samples from the project boring were obtained in conjunction with the Standard Penetration Test (SPT) at the depths shown in the boring logs. SPTs were performed in accordance with ASTM Designation D1586, Standard Method for Penetration Testing and Split-Barrel Sampling of Soils (ASTM, 2011). The SPT consists of driving a 2-inch-outside-diameter, split-spoon sampler a distance of 18 inches into the bottom of the borehole with a 140-pound hammer falling 30 inches. The number of blows required for the last 12 inches of penetration is termed the Standard Penetration Resistance (SPT N value). The SPT N value is an empirical parameter that provides a means for evaluating the relative density, or compactness, of granular soils and the consistency, or stiffness, of cohesive soils. SPT N values are plotted at the midpoint of the sample depths on the boring logs. Whenever 50 or more blows were required to cause 6 inches or less of penetration, the test was terminated and the number of blows and the corresponding penetration were recorded. SPTs were performed at 2.5-foot intervals to 20 feet below ground surface (bgs) and at 5-foot intervals thereafter. Soil samples from the SPT were labelled, sealed, and taken to the Shannon & Wilson laboratory for laboratory testing.

## Geotechnical Laboratory Testing

Geotechnical laboratory tests were performed by Shannon & Wilson on selected samples retrieved from project borings to classify the soil and determine index and engineering properties of the materials. Laboratory tests included visual classification, grain size, moisture content, and Atterberg Limits on selected samples. Laboratory tests were

performed in accordance with applicable ASTM standards. Laboratory test results are presented in Appendix A and incorporated into the boring log, as appropriate.

## INTERPRETED SUBSURFACE CONDITIONS

Based on the available subsurface information, the existing soils at the site include fill and native sands, silts, and clays as described below:

- **Fill:** When encountered the fill material included loose silty fine sand and medium stiff to stiff sandy silt and clayey silt. In the existing explorations performed near the proposed LAH and Senate buildings, the surficial fill is generally 4.5 feet thick.
- **Native Soils:** Native sandy silt, clayey silt, silty sand, and fine sand underly the fill. Based on the existing information, the native soils can be predominantly classified as silt with fine sandy and clayey soil interbeds. In general, the native soils are soft to medium stiff within approximately 30 feet of the ground surface and increase in stiffness at depth.

The existing vibrating wire piezometer in boring GB-2 did not record any groundwater readings which indicates groundwater is below the lowest sensor at approximately elevation 50 feet (NAVD88). Given the height of the proposed buildings above Capitol Lake, it is likely the groundwater table is located at least 100 feet below the foundation level, although perched groundwater could be encountered higher.

## PREDESIGN GEOTECHNICAL RECOMMENDATIONS

Our predesign geotechnical analyses and recommendations included:

- Seismic ground motion estimates,
- Screening-level evaluation of earthquake-induced geologic hazards,
- Screening-level evaluation of slope stability,
- Conceptual foundation recommendations for the proposed LAH and Senate buildings, and
- Recommendations for additional geotechnical engineering evaluations and subsurface explorations for future project phases.

Each of these topics are discussed individually in the following sections. We understand that the buildings will be designed per the 2020 State Building Code, which has adopted the 2018 International Building Code (IBC; International Code Council, 2017) as the design basis.

The recommendations provided in this memorandum should be considered conceptual and used for preliminary planning purposes only. Our geotechnical recommendations are based on existing subsurface information and supplemental subsurface investigation. These recommendations should be revised as additional explorations, laboratory testing, and engineering analyses are performed for future design phases.

## Seismic Design Ground Motions

We developed the seismic design response spectra parameters in general accordance with the 2018 IBC and American Society of Civil Engineers (ASCE) 7-2016 (ASCE 7-16; ASCE, 2017) requirements. Exhibit 1 provides the predesign design response spectra parameters and the risk targeted Maximum Considered Earthquake ( $MCE_R$ ) and Maximum Considered Earthquake Geometric Mean ( $MCE_G$ ) ground motion parameters from which the design response spectra parameters were derived. The  $MCE_R$  ground motion parameters correspond to a target risk of 1% in 50 years of structural collapse and are derived from probabilistic ground motions with a return period of 2,475 years. The  $MCE_G$  ground motion parameters are the 2,475-year ground motion parameters without any adjustment for a target collapse risk. Note that the parameters provided in Exhibit 1 are for predesign and discussion purposes only. Based on the subsurface conditions at the site a site-specific ground motion analysis procedure consisting of either a site response analysis or a ground motion hazard analysis is required per the 2018 IBC and ASCE 7-16. We understand this analysis will be completed as part of a future design phase and the ground motions provided in Exhibit 1 will be updated.

Computation of the ground motion parameters is based on seismological input and site soil response factors. The seismological inputs are the  $MCE_R$  horizontal response spectral acceleration values at periods of 0.2-second ( $S_s$ ) and 1.0-second ( $S_1$ ) and the  $MCE_G$  horizontal peak acceleration (PGA).

We evaluated the site soil response using soil site response factors. The site soil response factors are expressed as a function of the seismological inputs and a site classification based on the subsurface conditions. The seismological inputs  $S_s$ ,  $S_1$ , and peak ground acceleration (PGA) are scaled by the site soil coefficients  $F_a$ ,  $F_v$ , and  $F_{PGA}$ , respectively, that are determined based on the site classification and the magnitude of  $S_s$ ,  $S_1$ , and PGA values.

We evaluated the site classification based on the available subsurface information, our understanding of the geologic conditions, and our experience. Based on the ASCE 7-16 Site Class criteria, the LAH building site corresponds to Site Class E based on the existing boring



GB-2 near the Pritchard Library. Similarly, for the Senate Building corresponds to a Site Class D based on supplemental boring SW-1 and boring S-1 near the Legislative Building. We note per ASCE 7-16, a site response analysis is required for structures without seismic isolation or damping systems on Site Class D and E sites with specific exceptions outlined in Section 11.4.8. The exceptions include:

- Structures on Site Class E sites with  $S_s$  greater than or equal to 1.0, provided the site coefficient  $F_a$  is taken as equal to that of Site Class C.
- Structures on Site Class D sites with  $S_1$  greater than or equal to 0.2, provided the value of the seismic response coefficient  $C_s$  is determined by Eq. (12.8-2) for values of  $T \leq 1.5T_s$  and taken as equal to 1.5 times the value computed in accordance with either Eq. (12.8-3) for  $T_L \geq T > 1.5 T_s$  or Eq. (12.8-4) for  $T > T_L$ .
- Structures on Site Class E sites with  $S_1$  greater than or equal to 0.2, provided that  $T$  is less than or equal to  $T_s$  and the equivalent static force procedure is used for design.

**Exhibit 1: LAH building: Estimated Predesign Response Spectrum Parameters for Site Class E.**  
Values for pre-design only. A site-specific analysis will be required prior to final design as specified by ASCE 7-16

Parameter	Description	Value
$S_s$	Mapped $MCE_R$ , 5% damped, short period acceleration	1.41 g
$S_1$	Mapped $MCE_R$ , 5% damped, spectral acceleration at a period of 1 second	0.52 g
$S_{MS}$	Mapped $MCE_R$ , 5% damped, short period acceleration adjusted for site effects (see Note 1)	1.69 g
$S_{M1}$	Mapped $MCE_R$ , 5% damped, spectral acceleration at a period of 1 second adjusted for site effects (see Note 2)	1.13 g
$S_{DS}$	Design, 5% damped, short period acceleration (see Note 1)	1.13 g
$S_{D1}$	Design, 5% damped, spectral acceleration at a period of 1 second (see Note 2)	0.75 g
$T_0$	Reference Period ( $T_0 = 0.2 S_{D1} / S_{DS}$ )	0.13 sec
$T_s$	Corner Period ( $T_s = S_{D1} / S_{DS}$ )	0.67 sec
$T_L$	Long-period transition period	16 sec
PGA	Mapped $MCE_G$ peak ground acceleration	0.61 g
$PGA_M$	Mapped $MCE_G$ peak ground acceleration adjusted for site effects	0.67 g

NOTES:

1 Values for the short-period site coefficient,  $F_a$ , were extrapolated based on values provided in the 2018 IBC and ASCE 7-16. Values are based on the exception for a site-specific ground motion procedure by using  $F_a$  values equal to that of Site Class C. A site-

specific ground motion procedure is required otherwise to evaluate the seismic ground motion design parameters and response spectrum. The resulting  $S_{MS}$  and  $S_{DS}$  values are provided for discussion purposes only.

- 2 Values for the long-period site coefficient,  $F_v$ , were evaluated based on values provided in the 2018 IBC and ASCE 7-16 for the purposes of evaluating  $T_s$ . The resulting  $S_{M1}$  and  $S_{D1}$  values are provided for discussion purposes only. A site-specific ground motion procedure is required to evaluate the seismic ground motion design parameters and response spectrum.

$g$  = acceleration of gravity,  $sec$  = seconds

**Exhibit 2: Senate Building: Estimated Predesign Response Spectrum Parameters for Site Class D.  
Values for pre-design only. A site-specific analysis will be required prior to final design as specified by ASCE 7-16**

Parameter	Description	Value
$S_s$	Mapped $MCE_R$ , 5% damped, short period acceleration	1.41 g
$S_1$	Mapped $MCE_R$ , 5% damped, spectral acceleration at a period of 1 second	0.52 g
$S_{MS}$	Mapped $MCE_R$ , 5% damped, short period acceleration adjusted for site effects (see Note 1)	1.41 g
$S_{M1}$	Mapped $MCE_R$ , 5% damped, spectral acceleration at a period of 1 second adjusted for site effects (see Note 2)	0.93 g
$S_{DS}$	Design, 5% damped, short period acceleration (see Note 1)	0.94 g
$S_{D1}$	Design, 5% damped, spectral acceleration at a period of 1 second (see Note 2)	0.62 g
$T_0$	Reference Period ( $T_0 = 0.2 S_{D1} / S_{DS}$ )	0.13 sec
$T_s$	Corner Period ( $T_s = S_{D1} / S_{DS}$ )	0.66 sec
$T_L$	Long-period transition period	16 sec
PGA	Mapped $MCE_G$ peak ground acceleration	0.61 g
$PGA_M$	Mapped $MCE_G$ peak ground acceleration adjusted for site effects	0.67 g

NOTES:

- 1 Values for the short-period site coefficient,  $F_a$ , were extrapolated based on values provided in the 2018 IBC and ASCE 7-16. The resulting  $S_{MS}$  and  $S_{DS}$  values are provided for discussion purposes only. A site-specific ground motion procedure is required to evaluate the seismic ground motion design parameters and response spectrum.
- 2 Values for the long-period site coefficient,  $F_v$ , were evaluated based on values provided in the 2018 IBC and ASCE 7-16. The resulting  $S_{M1}$  and  $S_{D1}$  values are provided for discussion purposes only. A site-specific ground motion procedure is required to evaluate the seismic ground motion design parameters and response spectrum unless the spectrum is altered per the exception in ASCE 7-16 Section 11.4.8.

$g$  = acceleration of gravity,  $sec$  = seconds

The actual response spectrum used for design will need to be evaluated using a site-specific ground motion analysis procedure and would likely vary from the estimate provided above.

## Seismically Induced Geologic Hazards

In our opinion, the seismically induced geologic hazards that could affect the site include fault-related ground rupture, landsliding, and liquefaction and its associated effects (such as

loss of shear strength, bearing capacity failure, settlement, and lateral spreading). Each of these hazards are discussed in the following sections.

### Fault-related ground rupture

Based on fault mapping provided by the USGS, the closest known potentially active fault to the site is the Olympia Fault. The sites are potentially located 0.8 miles southwest of the moderately constrained northwest-southeast-trending fault structure. Based on field observations performed at river inlets, Sherrod (2001) inferred that an earthquake may have occurred on the Olympia Fault approximately 1,100 years ago. However, due to the lack of historical seismicity associated with the structure, in our opinion, the risk of ground surface rupture at the site is moderately low.

### Liquefaction

Liquefaction is a phenomenon in which excess pore pressure in loose, saturated, cohesionless soil increases during ground shaking to a level near the initial effective stress, thus resulting in a reduction of shear strength of the soil (i.e. a quicksand-like condition). Effects of liquefaction include seismic-induced ground settlement, lateral spreading and slope instability, and loss of vertical and lateral foundation restraint.

We performed preliminary evaluations of the liquefaction potential of the subsurface soils using the Standard Penetration Test (SPT) based procedure of Boulanger and Idriss (2014) and the available explorations and laboratory test data. The liquefaction susceptibility of the native fine-grained soils were evaluated based on the methods proposed by Boulanger and Idriss (2006) and Bray and Sancio (2006). The earthquake loading was evaluated based on the procedures outlined in the 2018 IBC, ASCE 7-16, and deaggregation data provided by the USGS. Based on our preliminary analyses, we anticipate that below the proposed building locations the potential for liquefaction is low during the design ground motion considering the deep groundwater depth.

Soils that liquefy will experience strength loss due to the generation of high excess pore pressures. As the excess pore pressures dissipate, the liquefied soil will consolidate and settle. Based on the results of our preliminary SPT-based liquefaction potential evaluations and the method of Ishihara and Yoshimine (1992), we estimate that seismic settlement of up to 4 inches near the Senate building and up to 6 inches near the LAH building could occur within the proposed building footprint.

## Landsliding

The existing topography at the proposed LAH and Senate building locations is relatively flat; however, the topography to the west of the LAH building includes slopes about 110 feet high and are inclined from about 1.7H:1V in the upper portion to flatter than 6H:1V at the lower part of the slope. Based on our understanding of the subsurface conditions and the site history, the site is likely susceptible to seismically induced slope instability. The slope west of the site has experienced instability in the past with observations noted by Golder Associates (2010) of a shallow slope failure estimated less than 20 years old in 1997. Also based on LiDAR data, Golder Associates (2010) noted the potential presence of ancient deep-seated landslides in the natural slopes west of the existing Pritchard building. Golder Associates (2010) notes that while these ancient landslide features are currently stable, seismic loading has the potential to initiate additional slope movement. Our predesign recommendations with respect to slope stability are presented in the following section.

## Slope Stability

We performed preliminary screening-level limit equilibrium slope stability analysis using SLOPE/W (Geo-Slope International, 2019). We evaluated one northeast-southwest-trending cross section based on the existing site topography through the natural slope near the southwestern portion of the site. Our preliminary stability evaluations considered static and seismic loading conditions described as follows:

- **Static Stability:** Only static driving forces due to the slope geometry and subsurface conditions contribute to the stability of the slope.
- **Seismic Stability:** In addition to the static forces, the seismic analyses considered inertial loads due to the earthquake loading using the pseudo-static method. In the pseudo-static method, the seismic response of the slope is represented by a constant acceleration value that acts outboard of the slope.

Limit-equilibrium stability evaluations provide a factor of safety (FS) computed as the sum of the driving forces divided by the sum of the soil resistances. Based on the limit equilibrium FS values we evaluated clear distances, or setbacks, behind the top of the wall / slope for preliminary siting purposes. The 2018 IBC provides very little guidance with respect to slope stability; therefore, our recommendations incorporated guidelines provided in the Washington State Department of Transportation (WSDOT) Geotechnical Design Manual (GDM; WSDOT, 2019) which in our opinion generally summarizes the geotechnical state of practice in Washington State.

We note that the FS from limit equilibrium methods only provide an indirect estimate of the anticipated slope performance (i.e. deformation). If the slope performance is a critical to the building design more sophisticated analyses, such as numerical modeling continuum methods, can provide a more realistic estimate of the slope deformation due to a seismic event. A further discussion of this method is provided in the Recommendations for Future Analysis section at the end of this report. The following sections provide our predesign slope stability recommendations for the natural slope cross section.

### Natural Slope Stability

Under static conditions, the WSDOT GDM recommends a minimum FS of 1.3 for slopes that do not support structures and a minimum FS of 1.5 for slopes that support structures. Our recommendations assume a minimum FS for static conditions of 1.5 given the location of the Pritchard Library/LAH building. For seismic and post-seismic conditions, the WSDOT recommends a minimum FS of 1.1.

To satisfy the static stability requirements, we recommend a minimum building setback of at least 70 feet from the top of the western slope. However, we anticipate that slope movement could occur as far back as 100 feet from the top of the slope during the design ground motion. Our analyses did not consider ground improvement or pile supported foundations. A further discussion on the potential effects of seismic deformation for different foundation options are provided in the Foundation Design section.

### Foundation Design

For predesign purposes we considered two general foundation alternatives for the Senate building: shallow foundations and deep foundations. For predesign purposes we considered only deep foundations for the LAH building. Shallow foundations were not considered for the LAH building due to the nearby slope and seismic slope stability concerns. Each foundation alternative is discussed individually in the following sections.

#### Shallow Foundations

The near surface soils at the Senate building generally consist of loose fill composed of silts to silty sands. Provided that:

- The upper two feet are excavated and replaced with compacted well-graded structural fill,
- The exposed subgrade is evaluated by qualified field representative and soft or unsuitable soils are excavated and replaced with compacted structural fill, and

- The exposed subgrade is compacted to a dense and unyielding condition

An allowable bearing pressure of 2 kips per square foot (ksf) may be used for predesign of shallow spread footings that could support the Senate building. We anticipate that footings designed with this bearing pressure will experience post-construction settlement of less than 1 inch. However, as noted previously, under seismic conditions we anticipate that settlement could occur due to post-liquefaction settlement of the underlying soils. Connecting individual foundations with grade beams could help mitigate the potential for differential settlements, however the building and its connecting utilities would need to be designed to account for the potential for seismic settlements.

### Deep Foundations

Deep foundations can be used to transfer the structural loads through the softer upper soils into deeper, more competent soils. We anticipate that construction activities on the Capitol Campus will have noise and vibration limitations; therefore, we assume that drilled shafts will be the preferred deep foundation option for the LAH and Senate buildings. Drilled shafts involve drilling a hole to a specified depth, placing a rebar cage, and filling the hole with structural concrete. These construction methods greatly reduce the construction induced noise and vibration as compared to pile driving activities. Based on the subsurface conditions, we anticipate a temporary casing may be required to maintain the hole prior to concrete placement.

For predesign purposes, we assume the drilled shafts will extend to 100 feet below the ground surface. We anticipate that 2- or 4-foot-diameter drilled shafts could be sufficient to support the LAH and Senate buildings. For predesign purposes, we recommend the following ultimate axial resistances:

- LAH building
  - 2-foot-diameter drilled shaft: 350 to 600 kips
  - 4-foot-diameter drilled shaft: 1,000 to 1,400 kips
- Senate building
  - 2-foot-diameter drilled shaft: 500 to 700 kips
  - 4-foot-diameter drilled shaft: 1,100 to 1,400 kips

Note that the ultimate resistances provided above need to be reduced by a FS for use in design. Per the 2018 IBC Section 18.10.3.3.1, we recommend FS values of 2 and 3 for compression and uplift, respectively. For shafts designed using the provided resistances

and FS values we anticipate that the drilled shafts will settle less than 1-inch due to structural loads. If additional shaft resistance is required, the shafts can be extended to depths greater than 100 feet.

The drilled shafts will reduce the building deformations both due to post-seismic settlement and seismic slope instability. The post-seismic settlement at depth could impart downdrag loads on the piles, we anticipate that the shaft settlement due to the additional downdrag loads would be less than 1 inch. However, this estimate will depend on the shaft size and the load applied to the top of the shaft and will need to be reevaluated when additional information is available.

Drilled shaft supported building elements may be located using a minimum setback of 60 feet from the slope; provided the drilled shafts and foundation connections would be designed to accommodate the potential lateral slope forces and movements. Slope deformation would induce lateral loads on the shaft due to the soil as it moves around the shaft. The magnitude and location of the lateral loads would need to be estimated using more refined analysis methods performed as part of future studies. Alternatively, to reduce the required deep foundation lateral resistance, the building could be setback as discussed above in the Slope Stability section.

## Slope Stability Mitigation

Given the location for the proposed LAH building, seismic slope stability is a concern and deep foundations would likely need to be designed for lateral seismic loads. Alternatives to increase the slope stability and reduce loads on the building foundations include:

- A large diameter secant pile wall along the building perimeter near the top of the slope. The secant pile wall may require tiebacks to resist static and seismic lateral slope forces.
- Building terraced walls on the slope consisting of tieback anchored walls

Vertical members for a secant pile wall consist of a series of successive drilled shafts that intersect the shafts previously placed on either side, forming a continuous wall. For secant pile walls, the drilling sequence typically involves drilling intermediate (non-structural) drilled shafts first and then the primary (structural) drilled shafts are drilled. Vertical reinforcement consisting of a reinforcing bar cage or steel sections are placed into predrilled structural drilled shaft holes and backfilled with concrete.

Depending on design criteria, tiebacks may be required to resist the lateral slope forces and properly retain the secant pile wall. The drilled shaft elements included in the secant pile



wall may be 6-foot diameter or larger depending on the assumed height of the slope set down in front of the wall and required lateral resisting force. The tiebacks could assist in reducing the forces and moments on the wall; however, installation of the tiebacks would be challenging due to space limitations. In addition, the LAH building would likely be supported on deep foundations even if the secant pile wall was constructed. Supporting the LAH building on deep foundations could reduce the lateral loads applied on the secant pile wall and long-term slope settlement related impacts on the building. The length of the secant pile wall would be based on the required long-term static and seismic performance of the Pritchard building and LAH building and would be determined during future design phases when the wall design criteria are determined.

The selection of the potential mitigation measures should consider construction installation measures, limited work space between the existing Pritchard building to remain and the top of slope, required long-term Pritchard and LAH building performance, and environmental permitting and impacts.

## RECOMMENDATIONS FOR FUTURE ANALYSES AND SUBSURFACE EXPLORATIONS

The recommendations provided in this report are for predesign purposes only. Our engineering analyses were based on existing subsurface information and preliminary site layouts and will need to be updated using additional subsurface explorations, laboratory testing, and engineering analyses. In addition, based on our understanding of the subsurface conditions and the seismic hazard at the site, a site-specific ground motion analysis is required per the 2018 IBC for final design. To facilitate the additional analyses, we recommend additional subsurface explorations and a laboratory testing program including soil borings with downhole geophysical testing and cone penetration test (CPT) explorations. The downhole geophysical testing is required to perform the site-specific ground motion analysis. The boring and CPT exploration program will provide additional subsurface information to refine the predesign geotechnical recommendations.

Based on our predesign engineering analyses, in our opinion the stability of the existing natural slope to the west of the site is a critical component of the building design. Conventional analysis methods are limited in their ability to evaluate the anticipated slope deformation and building performance during a seismic event. In our opinion more advanced numerical continuum modelling methods, such as a finite difference model implemented in FLAC (Itasca, 2020), could provide a direct estimate of the anticipated deformations and impacts to the proposed structures. A numerical continuum model can

directly incorporate the effects of site response, alterations in slope geometry, and changes in soil strength characteristics due to earthquake loading, all of which are beyond the limits of conventional limit-equilibrium analyses.

## CLOSURE

This report was prepared for the exclusive use of the Washington State Department of Enterprise Services and the design team for predesign evaluation of the LAH and Senate buildings to assist in siting and preliminary cost estimating. The recommendations provided in this report were provided for conceptual design only and were based on existing subsurface information. These recommendations will be superseded after layout has been selected and additional explorations, laboratory testing, and engineering analyses have been performed. We have prepared the document “Important Information About Your Geotechnical Report” to assist you and others in understanding the use and limitations of this report.

Thank you for retaining Shannon & Wilson to provide geotechnical services for the predesign phase of the State Legislative Campus Modernization project. We look forward to our continued relationship with you as the project progresses.

Sincerely,

SHANNON & WILSON

Robert Mitchell, PE  
Vice President



AJB:RAM/ajb

- Enc.   References  
Figure 1 – Vicinity Map  
Figure 2 – Site and Existing Exploration Plan  
Historic Boring Logs  
Appendix A – Boring Log SW-1 and Laboratory Testing  
Appendix B – Important Information About your Geotechnical / Geoenvironmental Report

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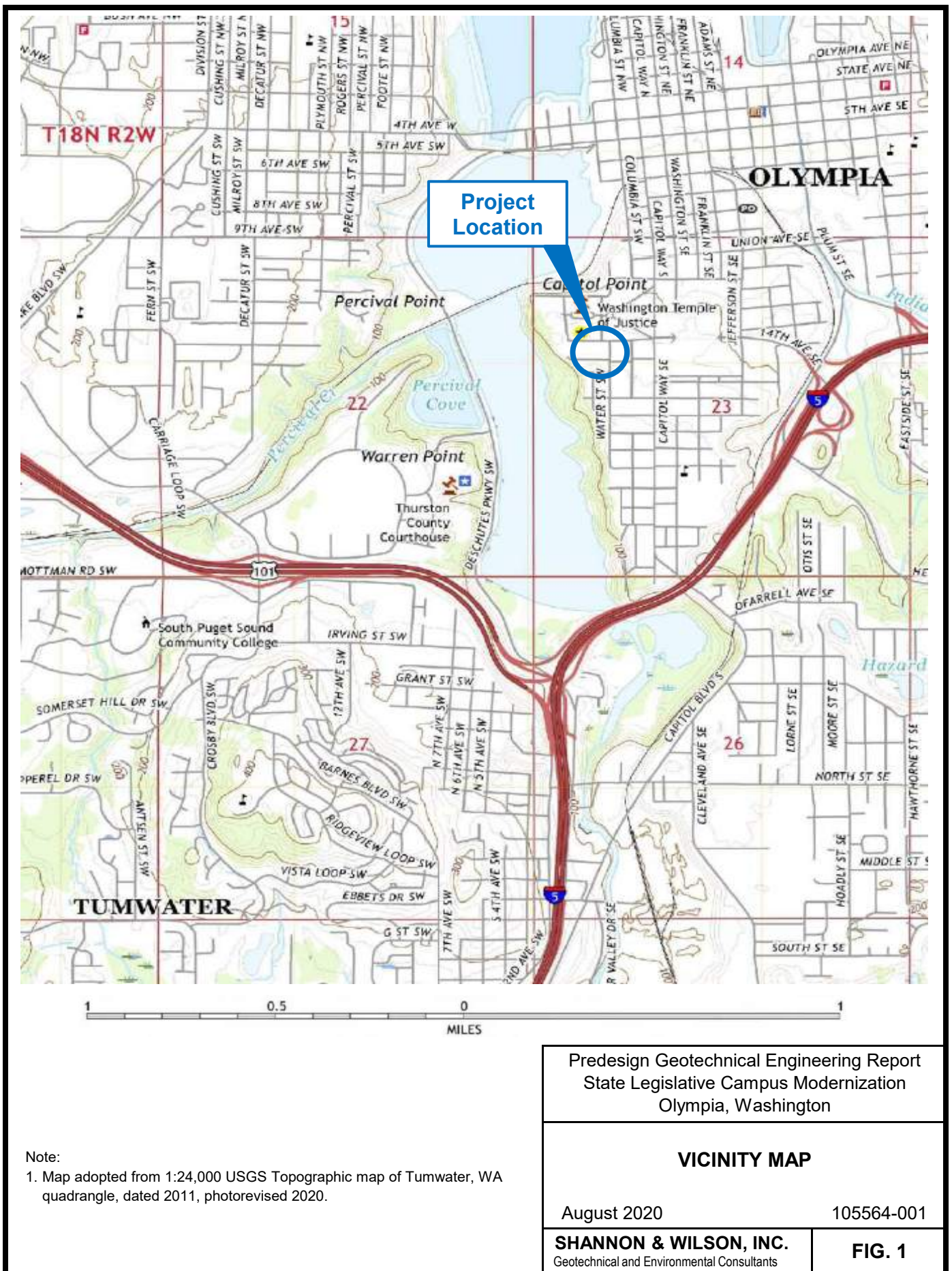
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Figure 1.xlsm 8/11/2020



Note:

- Map adopted from 1:24,000 USGS Topographic map of Tumwater, WA quadrangle, dated 2011, photorevised 2020.

Predesign Geotechnical Engineering Report  
 State Legislative Campus Modernization  
 Olympia, Washington

**VICINITY MAP**

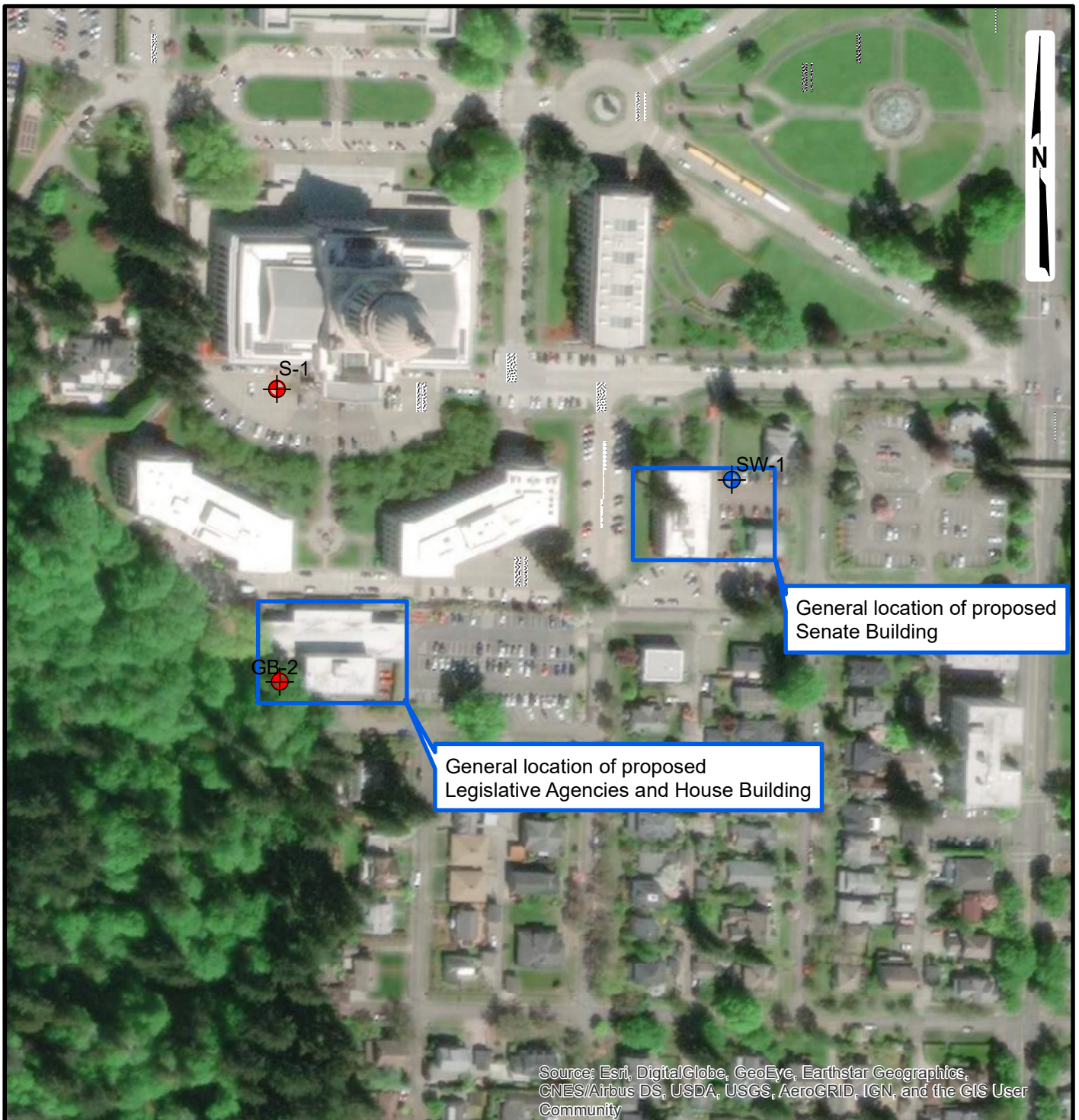
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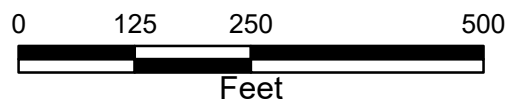
**FIG. 1**





**Legend**

-  Current Boring Designation, Approximate Location
-  Previous Boring Designation, Approximate Location



Predesign Geotechnical Engineering Report  
State Legislative Campus Modernization  
Olympia, Washington

**SITE AND EXISTING  
SUBSURFACE EXPLORATION PLAN**

August 2020

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**Figure 2**



# Unified Soil Classification System (USCS)

## Component Definitions by Gradation

Criteria for Assigning Group Symbols and Names			Soil Classification Generalized Group Descriptions	
COARSE-GRAINED SOILS More than 50% retained on No. 200 sieve	GRAVELS More than 50% of coarse fraction retained on No. 4 Sieve	CLEAN GRAVELS Less than 5% fines	GW	Well-graded Gravels
			GP	Poorly-graded gravels
		GRAVELS WITH FINES More than 12% fines	GM	Gravel and Silt Mixtures
			GC	Gravel and Clay Mixtures
	SANDS 50% or more of coarse fraction passes No. 4 Sieve	CLEAN SANDS Less than 5% fines	SW	Well-graded Sand
			SP	Poorly-graded Sand
		SANDS WITH FINES More than 12% fines	SM	Silty Sand
			SC	Clayey Sand
FINE-GRAINED SOILS 50% or more passes the No. 200 sieve	SILTS AND CLAYS Liquid limit less than 50	INORGANIC	CL	Low-plasticity Clays
			ML	Non-plastic and Low-Plasticity Silts
		ORGANIC	OL	Organic Silts and Clays, liquid limit less than 50
			SILTS AND CLAYS Liquid limit greater than 50	INORGANIC
	MH	Elastic Silts		
	ORGANIC	OH		Organic Silts and Clays, liquid limit greater than 50
		HIGHLY ORGANIC SOILS Primarily organic matter, dark in color, and organic odor		PT

Component	Size Range
Boulders	Above 12 in.
Cobbles	3 in. to 12 in.
Gravel	3 in. to No. 4 (4.76mm)
Coarse gravel	3 in. to 3/4 in.
Fine gravel	3/4 in. to No. 4 (4.76mm)
Sand	No. 4 (4.76mm) to No. 200 (0.074mm)
Coarse sand	No. 4 (4.76mm) to No. 10 (2.0mm)
Medium sand	No. 10 (2.0mm) to No. 40 (0.42mm)
Fine sand	No. 40 (0.42mm) to No. 200 (0.074mm)
Silt and Clay	Smaller than No. 200 (0.074mm)

### Sample Types

Symbol	Description
SS	SPT Sampler (2.0" OD)
HD	Heavy Duty Split Spoon
SH	Shelby Tube
CA	California Sampler
B	Bulk
C	Cored
G	Grab
P	Pitcher Sampler

Based on: ASTM D2487-06

### Laboratory Tests

Cohesionless Soils (a)		
Density	N, blows/ft. (c)	Relative Density (%)
Very loose	0 to 4	0 - 15
Loose	4 to 10	15 - 35
Compact	10 to 30	35 - 65
Dense	30 to 50	65 - 85
Very Dense	over 50	>85

Cohesive Soils (b)		
Consistency	N, blows/ft. (c)	Undrained Shear Strength (psf) (d)
Very soft	0 to 2	<250
Soft	2 to 4	250-500
Firm	4 to 8	500-1000
Stiff	8 to 15	1000-2000
Very Stiff	15 to 30	2000-4000
Hard	over 30	>4000

Test	Designation
Moisture	(1)
Density	D
Grain Size	G
Hydrometer	H
Atterberg Limits	(1)
Consolidation	C
Unconfined	U
UU Triax	UU
CU Triax	CU
CD Triax	CD
Permeability	P

- (a) Soils consisting of gravel, sand, and silt, either separately or in combination, possessing no characteristics of plasticity, and exhibiting drained behavior.  
 (b) Soils possessing the characteristics of plasticity, and exhibiting undrained behavior.  
 (c) Refer to text of ASTM D 1586-84 for a definition of N; in normally consolidated cohesionless soils. Relative Density terms are based on N values corrected for overburden pressures.  
 (d) Undrained shear strength = 1/2 unconfined compression strength.

(1) Moisture and Atterberg Limits plotted on log.

### Silt and Clay Descriptions

Description	Typical Unified Designation
Silt	ML (non-plastic)
Clayey Silt	CL-ML (low plasticity)
Silty Clay	CL
Clay	CH
Elastic Silt	MH
Organic Soils	OL, OH, Pt

### Qualitative Descriptive Terminology for Moisture Content

Dry	No discernible moisture present
Damp	Enough moisture present to darken the appearance but no moisture on materials adheres to the hand
Moist	Will moisten the hand
Wet	Visible water present on materials

### Descriptive Terminology Denoting Component Proportions

Descriptive Terms	Range of Proportion
Trace	0-5%
Little	5-12%
Some or Adjective (a)	12-30%
And	30-50%

(a) Use Gravelly, Sandy or Silty as appropriate.

## SOIL CLASSIFICATION LEGEND



# RECORD OF BOREHOLE GB-2

SHEET 1 of 6  
ELEVATION: 133  
INCLINATION: -90

PROJECT: WAGA/Hillside Evaluation  
PROJECT NUMBER: 083-93287.300  
LOCATION: Pritchard Building

DRILLING METHOD: Mud Rotary  
DRILLING DATE: 5/26&27/09  
DRILL RIG: B-61 Truck-Mounted

DATUM: Local  
AZIMUTH: N/A  
COORDINATES: N: 47.04 E: 122.91

DEPTH (ft)	BORING METHOD	SOIL PROFILE				SAMPLES				PENETRATION RESISTANCE BLOWS / ft ■				NOTES WATER LEVELS GRAPHIC	
		DESCRIPTION	USCS	GRAPHIC LOG	ELEV.	NUMBER	TYPE	BLOWS per 6 in 140 lb hammer 30 inch drop	N	REC / ATT	WATER CONTENT (PERCENT)				
					DEPTH (ft)						W <sub>p</sub>	W <sub>L</sub>	W <sub>U</sub>		W <sub>1</sub>
0	4-inch inner diameter mud rotary with 140 lbs auto hammer	0.0 - 1.5 Loose to compact, dark brown, non-stratified, silty fine to medium SAND, some organics, damp (SM) (TOPSOIL/FILL).	SM		131.5										Inclinometer set in flush-mount monument. Concrete used to set monument.
		1.5 - 4.5 Stiff, brown gray, heterogenous, sandy SILT, sand is fine to coarse, some fine to coarse gravel, iron-oxide stained pockets, trace organic fragments, moist (ML) (FILL) SIEVE	ML		1.5	1	SS	6-7-7	14	1.5 / 1.5	○	■			
		4.5 - 7.0 Firm, gray, stratified, SILT, iron-oxide stained and fine to coarse sand layers, trace fine gravel, moist (ML) (VASHON RECESSONAL DEPOSITS) ATTERBERG	ML		128.5	2	SS	2-4-3	7	1.5 / 1.5	■	■			
		7.0 - 9.5 Firm/loose, brown gray, stratified, SILT and silty fine SAND, trace fine to coarse sand pockets, iron-oxide stained layers, trace fine gravel, damp to moist (ML/SM) (VASHON RECESSONAL DEPOSITS) MOISTURE CONTENT	ML/SM		126.0	3	SS	2-4-4	8	1.5 / 1.5	■	⊕			
		9.5 - 12.0 Loose, gray brown, stratified, silty fine to medium SAND, silt lenses, iron-oxide staining, moist (SM) (VASHON RECESSONAL DEPOSITS)	SM		123.5	4	SS	2-3-6	9	1.0 / 1.5	■	■			
		12.0 - 14.5 Stiff, red brown, stratified, SILT, some fine sand, iron-oxide stained layers, moist (ML) (VASHON RECESSONAL DEPOSITS) SIEVE	ML		121.0	5	SS	2-5-5	10	1.3 / 1.5	■	○			
		14.5 - 17.0 Very soft to soft, stratified, SILT, trace iron-oxide stained lenses, trace coarse sand, moist (ML) (VASHON RECESSONAL DEPOSITS) ATTERBERG	ML		118.5	6	SS	2-1-1	2	1.5 / 1.5	■	⊕			
		17.0 - 19.5 Loose to compact, gray brown, stratified, silty fine to medium SAND, trace silt layers less than 1/4-inch thick, iron-oxide stained layers near 17.5 ft, moist (SM) (VASHON RECESSONAL DEPOSITS)	SM		116.0	7	SS	2-4-6	10	1.5 / 1.5	■	■			
20				ML		113.5									

Log continued on next page

1 in to 3 ft  
DRILLING CONTRACTOR: Holocene Drilling  
DRILLER: Matt Graham

LOGGED: A. Dennison  
CHECKED: D. Ladd  
DATE: 8/3/2009



BOREHOLE RECORD 083-93287.300 BS MAY2009.GPJ GLDR\_WA.GDT 12/17/09

# RECORD OF BOREHOLE GB-2

SHEET 2 of 6

PROJECT: WAGA/Hillside Evaluation  
 PROJECT NUMBER: 083-93287.300  
 LOCATION: Pritchard Building

DRILLING METHOD: Mud Rotary  
 DRILLING DATE: 5/26&27/09  
 DRILL RIG: B-61 Truck-Mounted

DATUM: Local  
 AZIMUTH: N/A  
 COORDINATES: N: 47.04 E: 122.91

ELEVATION: 133  
 INCLINATION: -90

DEPTH (ft)	BORING METHOD	SOIL PROFILE			SAMPLES					PENETRATION RESISTANCE BLOWS / ft ■				NOTES			
		DESCRIPTION	USCS	GRAPHIC LOG	ELEV.	NUMBER	TYPE	BLOWS per 6 in <small>140 lb hammer 30 inch drop</small>	N	REC / ATT	WATER CONTENT (PERCENT)				WATER LEVELS	GRAPHIC	
											$W_p$ — $W$ — $W_L$ <small>20 40 60 80</small>						
20	4-inch inner diameter mud rotary with 140 lbs auto hammer	19.5 - 22.0 Firm, gray brown, stratified, SILT, trace silt layers less than 1/4-inch thick, iron-oxide stained layers near 20 ft, moist (ML) (VASHON RECESSONAL DEPOSITS) 20-ATTERBERG (Continued)	ML		111.0 22.0	8	SS	1-3-5	8	$\frac{1.5}{1.5}$	■	H	O				
		22.0 - 27.0 Loose to compact, brown gray, slightly stratified, sandy SILT, sand is fine to medium, trace iron-oxide stained partings, moist (ML) (VASHON RECESSONAL DEPOSITS) #200 WASH			ML		9	SS	4-4-6	10	$\frac{1.5}{1.5}$	●					
			10	SS			4-5-4	9	$\frac{1.5}{1.5}$	■							
25		27.0 - 32.0 Compact, brown gray, slightly stratified, fine to medium SAND, little silt, iron-oxide stained layers, dark brown organic layers, damp to moist (SP-SM) (VASHON RECESSONAL DEPOSITS) MOISTURE CONTENT	SP-SM				106.0 27.0	11	SS	4-9-9	18	$\frac{1.5}{1.5}$	○	■			
					12	SS	11-13-12	25	$\frac{1.2}{1.5}$	■							
30		32.0 - 38.5 Firm to stiff, gray brown, stratified, SILT, little fine sand, moist (ML) (VASHON RECESSONAL DEPOSITS) 32.5-#200 WASH 35- ATTERBERG			ML		101.0 32.0	13	SS	6-6-6	12	$\frac{1.5}{1.5}$	■	○			
							14	SS	2-3-5	8	$\frac{1.5}{1.5}$	■	H	O			
35		38.5 - 39.5 Stiff, light gray, stratified, SILT, trace fine sand, trace iron-oxide stained hard silt layers up to 1/4-inch thick, moist (ML) (VASHON RECESSONAL DEPOSITS)	ML				94.5 38.5	15	SS	2-4-9	13	$\frac{1.5}{1.5}$	■				
40		Log continued on next page	SM		93.5 39.5												

BOREHOLE RECORD 083-93287.300 BS MAY2009.GPJ GLDR WA.GDT 12/17/09

1 in to 3 ft  
 DRILLING CONTRACTOR: Holocene Drilling  
 DRILLER: Matt Graham

LOGGED: A. Dennison  
 CHECKED: D. Ladd  
 DATE: 8/3/2009



# RECORD OF BOREHOLE GB-2


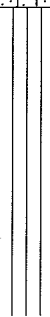
SHEET 3 of 6

PROJECT: WAGA/Hillside Evaluation  
 PROJECT NUMBER: 083-93287.300  
 LOCATION: Pritchard Building

DRILLING METHOD: Mud Rotary  
 DRILLING DATE: 5/26&27/09  
 DRILL RIG: B-61 Truck-Mounted

DATUM: Local  
 AZIMUTH: N/A  
 COORDINATES: N: 47.04 E: 122.91

ELEVATION: 133  
 INCLINATION: -90

DEPTH (ft)	BORING METHOD	SOIL PROFILE				SAMPLES					PENETRATION RESISTANCE BLOWS / ft ■		NOTES WATER LEVELS GRAPHIC
		DESCRIPTION	USCS	GRAPHIC LOG	ELEV.	NUMBER	TYPE	BLOWS per 6 in 140 lb hammer 30 inch drop	N	REC / ATT	WATER CONTENT (PERCENT)		
					DEPTH (ft)						W <sub>p</sub>	W <sub>L</sub>	
40	4-inch inner diameter mud rotary with 140 lbs auto hammer	39.5 - 56.0 Compact, brown gray, slightly stratified, silty fine SAND, trace iron-oxide stained layers, moist (SM) (VASHON RECESSONAL DEPOSITS) 42.5- MOISTURE CONTENT 47.5- SIEVE (Continued)	SM		77.0	16	SS	5-9-12	21	1.5 1.5	■	■	Vibrating Wire Piezometer set 50 ft bgs in grout.  2.75-inch diameter solid PVC inclinometer pipe embedded in grout.
45					17	SS	10-11-14	25	1.5 1.5	○	■		
50					18	SS	10-12-13	25	1.5 1.5	○	■		
55					19	SS	12-13-15	28	1.5 1.5	■	■		
60					20	SS	5-12-28	40	1.5 1.5	■	■		
		56.0 - 61.0 Hard, brown gray, stratified, SILT, silty fine to medium sand layers 1 to 3 inches thick, iron-oxide stained layers, moist (ML) (VASHON RECESSONAL DEPOSITS)	ML		56.0								
		Log continued on next page											

BOREHOLE RECORD 083-93287.300 BS MAY2009.GPJ GLDR\_WA.GDT 12/17/09

1 in to 3 ft  
 DRILLING CONTRACTOR: Holocene Drilling  
 DRILLER: Matt Graham

LOGGED: A. Dennison  
 CHECKED: D. Ladd  
 DATE: 8/3/2009



# RECORD OF BOREHOLE GB-2

SHEET 4 of 6  
ELEVATION: 133  
INCLINATION: -90

PROJECT: WAGA/Hillside Evaluation  
PROJECT NUMBER: 083-93287.300  
LOCATION: Pritchard Building

DRILLING METHOD: Mud Rotary  
DRILLING DATE: 5/26&27/09  
DRILL RIG: B-61 Truck-Mounted

DATUM: Local  
AZIMUTH: N/A  
COORDINATES: N: 47.04 E: 122.91

DEPTH (ft)	BORING METHOD	SOIL PROFILE				SAMPLES				PENETRATION RESISTANCE BLOWS / ft ■				NOTES WATER LEVELS GRAPHIC		
		DESCRIPTION	USCS	GRAPHIC LOG	ELEV.	NUMBER	TYPE	BLOWS per 6 in 140 lb hammer 30 inch drop	N	REC / ATT	WATER CONTENT (PERCENT)					
					DEPTH (ft)						$W_p$ ——— $W$ ——— $W_L$ 20    40    60    80					
60	4-inch inner diameter mud rotary with 140 lbs auto hammer	61.0 - 71.0 Very stiff to hard, brown gray, slightly stratified, SILT, little fine sand, clayey silt layers, moist (ML) (VASHON RECESSONAL DEPOSITS) 67.5- MOISTURE CONTENT	ML		72.0 61.0											
						21	SS	15-19-22	41	$\frac{1.5}{1.5}$						
65			ML													
						22	SS	9-13-13	26	$\frac{1.5}{1.5}$		○	■			
70			71.0 - 77.5 Very stiff, brown gray, stratified, SILT, little fine sand, iron-oxide staining layers up to 1/4-inch thick, moist (ML) (VASHON RECESSONAL DEPOSITS)	ML		62.0 71.0										
						23	SS	8-12-16	28	$\frac{1.5}{1.5}$			■			
75			77.5 - 79.0 No recovery.	ML		55.5 77.5										
						24	SS	6-8-11	19	$\frac{0.0}{1.5}$			■			
80			Log continued on next page	ML		54.0 79.0										

BOREHOLE RECORD 083-93287.300 BS MAY2009.GPJ GLDR\_WA.GDT 12/17/09

1 in to 3 ft  
DRILLING CONTRACTOR: Holocene Drilling  
DRILLER: Matt Graham

LOGGED: A. Dennison  
CHECKED: D. Ladd  
DATE: 8/3/2009



# RECORD OF BOREHOLE GB-2

SHEET 5 of 6  
ELEVATION: 133  
INCLINATION: -90

PROJECT: WAGA/Hillside Evaluation  
PROJECT NUMBER: 083-93287.300  
LOCATION: Pritchard Building

DRILLING METHOD: Mud Rotary  
DRILLING DATE: 5/26&27/09  
DRILL RIG: B-61 Truck-Mounted

DATUM: Local  
AZIMUTH: N/A  
COORDINATES: N: 47.04 E: 122.91

DEPTH (ft)	BORING METHOD	SOIL PROFILE				SAMPLES					PENETRATION RESISTANCE BLOWS / ft ■			NOTES WATER LEVELS GRAPHIC		
		DESCRIPTION	USCS	GRAPHIC LOG	ELEV.	NUMBER	TYPE	BLOWS per 6 in 140 lb hammer 30 inch drop	N	REC / ATT	WATER CONTENT (PERCENT)					
					DEPTH (ft)						W <sub>p</sub>	W	W <sub>L</sub>			
80	4-inch inner diameter mud rotary with 140 lbs auto hammer	79.0 - 91.0 Firm to very stiff, medium gray, stratified, SILT, little fine sand, iron-oxide staining layers up to 1/4-inch thick, moist (ML) (VASHON RECESSONAL DEPOSITS) 82.5- MOISTURE CONTENT 87.5- ATTERBERG (Continued)	ML			24c	SS	3-4-4	8	1.5 1.5	■					
						25	SS	2-4-8	12	1.5 1.5	■					
85																
		-Became olive gray in color.				26	SS	0-7-15	22	1.5 1.5	⊕					
90																
		91.0 - 96.0 Dense, green gray, stratified, fine to medium SAND, little silt, moist (SP-SM) (PRE-VASHON DEPOSITS)			42.0 91.0	27	SS	15-17-22	39	0.8 1.5	■					
95																
		96.0 - 101.0 Very dense, green gray, stratified, fine to coarse SAND, little silt, trace fine gravel, moist (SP-SM) (PRE-VASHON DEPOSITS)			37.0 96.0	28	SS	27-30-30	>50	1.5 1.5	■					
100																

Log continued on next page

BOREHOLE RECORD 083-93287.300 BS MAY2009.GPJ GLDR\_WA.GDT 12/17/09

1 in to 3 ft  
DRILLING CONTRACTOR: Holocene Drilling  
DRILLER: Matt Graham

LOGGED: A. Dennison  
CHECKED: D. Ladd  
DATE: 8/3/2009







Shannon & Wilson, Inc. (S&W), uses a soil classification system modified from the Unified Soil Classification System (USCS). Elements of the USCS and other definitions are provided on this and the following page. Soil descriptions are based on visual-manual procedures (ASTM D 2488-93) unless otherwise noted.

**S&W CLASSIFICATION OF SOIL CONSTITUENTS**

- MAJOR constituents compose more than 50 percent, by weight, of the soil. Major constituents are capitalized (SAND).
- Minor constituents compose 12 to 50 percent of the soil and precede the major constituents (silty SAND). Minor constituents preceded by "slightly" compose 5 to 12 percent of the soil (slightly silty SAND).
- Trace constituents compose 0 to 5 percent of the soil (slightly silty SAND, trace of gravel).

**MOISTURE CONTENT DEFINITIONS**

Dry	Absence of moisture, dusty, dry to the touch
Moist	Damp but no visible water
Wet	Visible free water, from below water table

**ABBREVIATIONS**

ATD	At Time of Drilling
Elev.	Elevation
ft	feet
HSA	Hollow Stem Auger
ID	Inside Diameter
in	inches
lbs	pounds
Mon.	Monument cover
N	Blows for last two 6-inch increments
NA	Not Applicable or Not Available
OD	Outside Diameter
OVA	Organic Vapor Analyzer
PID	Photoionization Detector
ppm	parts per million
PVC	Polyvinyl Chloride
SS	Split Spoon sampler
SPT	Standard Penetration Test
USC	Unified Soil Classification
WLI	Water Level Indicator

**GRAIN SIZE DEFINITIONS**













DESCRIPTION	SIEVE SIZE
FINES	< #200 (0.8 mm)
SAND* <ul style="list-style-type: none"> <li>• Fine</li> <li>• Medium</li> <li>• Coarse</li> </ul>	#200 - #40 (0.4 mm) #40 - #10 (2 mm) #10 - #4 (5 mm)
GRAVEL* <ul style="list-style-type: none"> <li>• Fine</li> <li>• Coarse</li> </ul>	#4 - 3/4 inch 3/4 - 3 inches
COBBLES	3 - 12 inches
BOULDERS	> 12 inches

\* Unless otherwise noted, sand and gravel, when present, range from fine to coarse in grain size.

**RELATIVE DENSITY / CONSISTENCY**

COARSE-GRAINED SOILS		FINE-GRAINED/COHESIVE SOILS	
N, SPT, BLOWS/FT.	RELATIVE DENSITY	N, SPT, BLOWS/FT.	RELATIVE CONSISTENCY
0 - 4	Very loose	<2	Very soft
4 - 10	Loose	2 - 4	Soft
10 - 30	Medium dense	4 - 8	Medium stiff
30 - 50	Dense	8 - 15	Stiff
Over 50	Very dense	15 - 30	Very stiff
		Over 30	Hard

**WELL AND OTHER SYMBOLS**

	Cement/Concrete		Asphalt or PVC Cap
	Bentonite Grout		Cobbles
	Bentonite Seal		Fill
	Slough		Ash
	Silica Sand		Bedrock
	2" I.D. PVC Screen (0.020-inch Slot)		Gravel

Seismic Ground Motion Study  
Washington State Legislative Building  
Olympia, Washington

**SOIL CLASSIFICATION AND LOG KEY**

September 2001

21-1-09343-002

SHANNON & WILSON, INC.  
Geotechnical and Environmental Consultants

FIG. A-1  
Sheet 1 of 2

UNIFIED SOIL CLASSIFICATION SYSTEM (From ASTM D 2488-93 & 2487-93)					
MAJOR DIVISIONS			GROUP/GRAPHIC SYMBOL ②	TYPICAL DESCRIPTION	
Coarse-Grained Soils (more than 50% retained on No. 200 sieve)  [use Dual Symbols for 5 - 12% Fines (i.e. GP-GM)] ①	Gravels (more than 50% of coarse fraction retained on No. 4 sieve)	Clean Gravels ① (less than 5% fines)	GW		Well-Graded Gravels, Gravel-Sand Mixtures, Little or No Fines
			GP		Poorly Graded Gravels, Gravel-Sand Mixtures, Little or No Fines
		Gravels with Fines ① (more than 12% fines)	GM		Silty Gravels, Gravel-Sand-Silt Mixtures
			GC		Clayey Gravels, Gravel-Sand-Clay Mixtures
	Sands (50% or more of coarse fraction passes the No. 4 sieve)	Clean sands ① (less than 5% fines)	SW		Well-Graded Sands, Gravelly Sands, Little or No Fines
			SP		Poorly Graded Sand, Gravelly Sands, Little or No Fines
		Sands with Fines ① (more than 12% fines)	SM		Silty Sands, Sand-Silt Mixtures
			SC		Clayey Sands, Sand-Silt Mixtures
Fine-Grained Soils (50% or more passes the No. 200 sieve)	Silts and Clays (liquid limit less than 50)	Inorganic	ML		Inorganic Silts of Low to Medium Plasticity, Rock Flour, or Clayey Silts With Slight Plasticity
			CL		Inorganic Clays of Low to Medium Plasticity, Gravelly Clays, Sandy Clays, Silty Clays, Lean Clays
		Organic	OL		Organic Silts and Organic Silty Clays of Low Plasticity
	Silts and Clays (liquid limit 50 or more)	Inorganic	CH		Inorganic Clays of Medium to High Plasticity, Sandy Fat Clay, Gravelly Fat Clay
			MH		Inorganic Silts, Micaceous or Diatomaceous Fine Sands or Silty Soils, Elastic Silt
		Organic	OH		Organic Clays of Medium to High Plasticity, Organic Silts
Highly Organic Soils	Primarily organic matter, dark in color, and organic odor	PT		Peat, Humus, Swamp Soils with High Organic Content (See D 4427-92)	

**KEY TO GEOLOGIC UNITS**

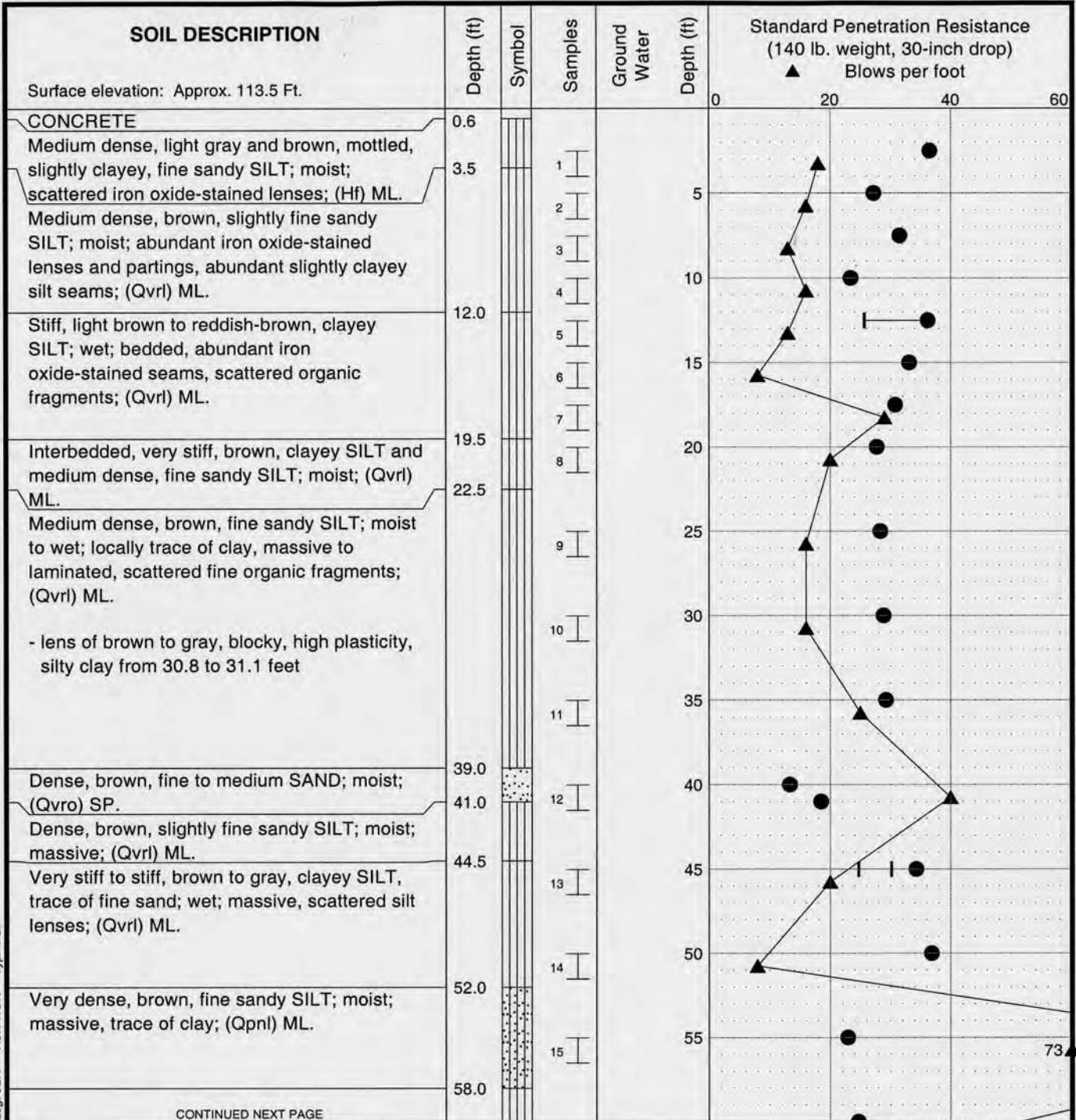
Hf	Holocene Fill
Qvrl	Quaternary Vashon Recessional Lacustrine
Qvro	Quaternary Vashon Recessional Outwash
Qpnl	Quaternary Pre-Vashon Non-Glacial Lacustrine
Qpnf	Quaternary Pre-Vashon Non-Glacial Fluvial
Qpgo	Quaternary Pre-Vashon Glacial Outwash
Qpgt	Quaternary Pre-Vashon Glacial Till

**NOTES**

- Dual Symbols (symbols separated by a hyphen, i.e., SP-SM, slightly silty fine SAND) are used for soils with between 5% and 12% fines or when the liquid limit and plasticity index values plot in the CL-ML area of the plasticity chart.
- Borderline symbols (symbols separated by a slash, i.e., CL/ML, silty CLAY/clayey SILT; GW/SW, sandy GRAVEL/gravelly SAND) indicate that the soil may fall into one of two possible basic groups.

Seismic Ground Motion Study Washington State Legislative Building Olympia, Washington	
<b>SOIL CLASSIFICATION AND LOG KEY</b>	
September 2001	21-1-09343-002
<b>SHANNON &amp; WILSON, INC.</b> Geotechnical and Environmental Consultants	<b>FIG. A-1</b> Sheet 2 of 2





Log: JER Rev: WDN Typ: MGI

CONTINUED NEXT PAGE

**LEGEND**

- \* Sample Not Recovered
- ⊥ 2-inch O.D. Split Spoon Sample
- ⊥ 3-inch O.D. Shelby Tube Sample
- ∇ Ground Water Level ATD

- % Water Content
- Liquid Limit
- Natural Water Content

**NOTES**

1. The stratification lines represent the approximate boundaries between soil types, and the transition may be gradual.
2. The discussion in the text of this report is necessary for a proper understanding of the nature of the subsurface materials.
3. Groundwater level, if indicated above, is for the date specified and may vary.
4. Refer to KEY for explanation of "Symbols" and definitions.
5. USCS designation is based on visual-manual classification and selected laboratory index testing.

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Washington State Legislative Building  
Olympia, Washington

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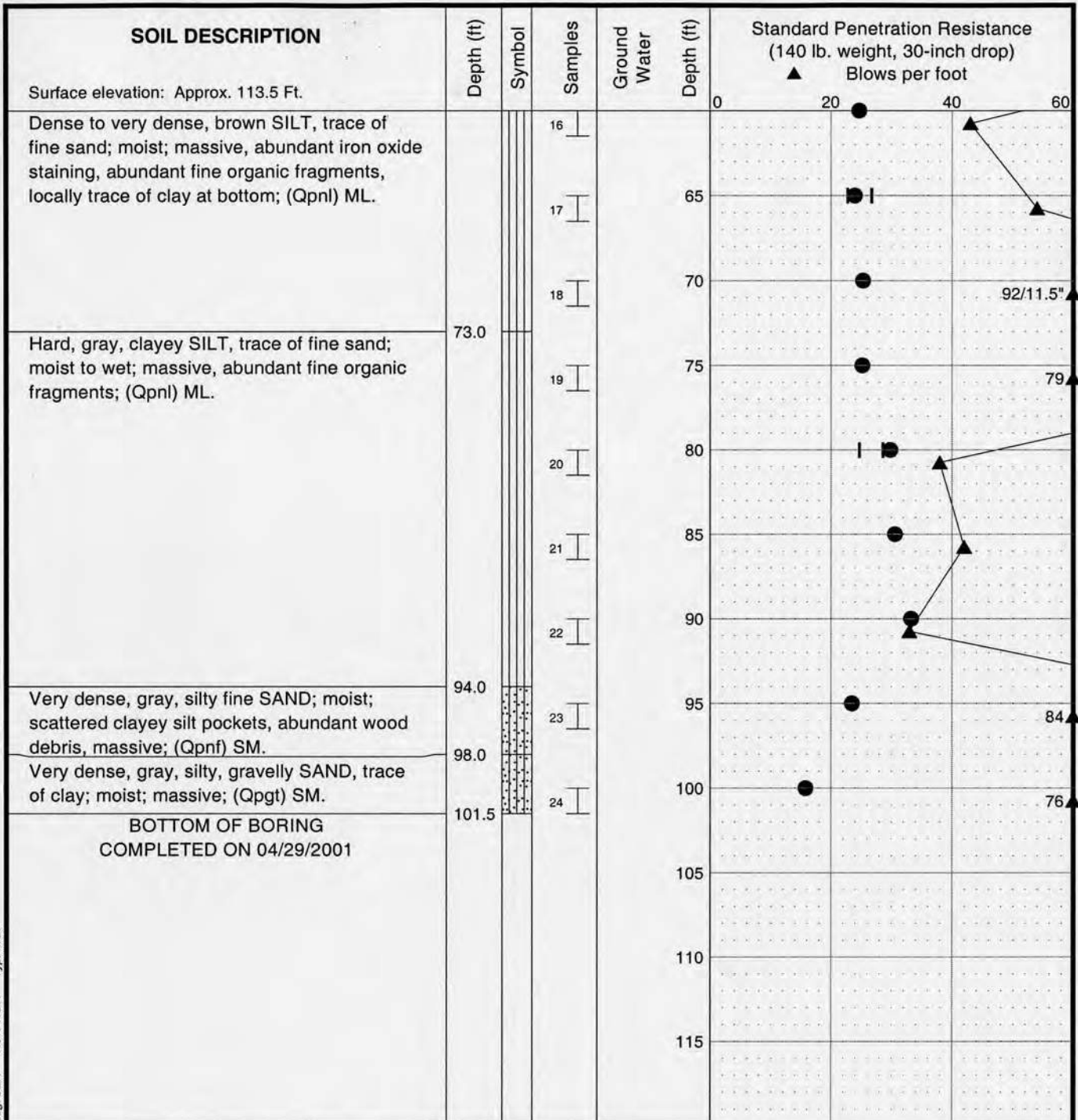
**LOG OF BORING S-1**

September 2001 21-1-09343-002

<b>SHANNON &amp; WILSON, INC.</b> <small>Geotechnical and Environmental Consultants</small>	<b>FIG. A-3</b> <small>Sheet 1 of 2</small>
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MASTER LOG 21-09343.GPJ SHAN WILGDT 9/11/01

MASTER LOG 21-09343.GPJ SHAN\_WIL\_GDT 9/11/01  
 Log: JER Rev: WDN Typ: MGI



**LEGEND**

- \* Sample Not Recovered
- ⊥ 2-inch O.D. Split Spoon Sample
- ⊓ 3-inch O.D. Shelby Tube Sample
- ∇ Ground Water Level ATD

- % Water Content
- Liquid Limit
- Plastic Limit
- Natural Water Content

**NOTES**

1. The stratification lines represent the approximate boundaries between soil types, and the transition may be gradual.
2. The discussion in the text of this report is necessary for a proper understanding of the nature of the subsurface materials.
3. Groundwater level, if indicated above, is for the date specified and may vary.
4. Refer to KEY for explanation of "Symbols" and definitions.
5. USCS designation is based on visual-manual classification and selected laboratory index testing.

Seismic Ground Motion Study  
Washington State Legislative Building  
Olympia, Washington

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**LOG OF BORING S-1**

September 2001 21-1-09343-002

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<b>SHANNON &amp; WILSON, INC.</b> <small>Geotechnical and Environmental Consultants</small>	<b>FIG. A-3</b> <small>Sheet 2 of 2</small>
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Appendix A

# Boring Log SW-1 and Laboratory Testing

APPENDIX A



Shannon & Wilson, Inc. (S&W), uses a soil identification system modified from the Unified Soil Classification System (USCS). Elements of the USCS and other definitions are provided on this and the following pages. Soil descriptions are based on visual-manual procedures (ASTM D2488) and laboratory testing procedures (ASTM D2487), if performed.

**S&W INORGANIC SOIL CONSTITUENT DEFINITIONS**

CONSTITUENT <sup>2</sup>	FINE-GRAINED SOILS (50% or more fines) <sup>1</sup>	COARSE-GRAINED SOILS (less than 50% fines) <sup>1</sup>
Major	<b>Silt, Lean Clay, Elastic Silt,</b> or <b>Fat Clay</b> <sup>3</sup>	<b>Sand or Gravel</b> <sup>4</sup>
Modifying (Secondary) Precedes major constituent	30% or more coarse-grained: <b>Sandy or Gravelly</b> <sup>4</sup>	More than 12% fine-grained: <b>Silty or Clayey</b> <sup>3</sup>
Minor Follows major constituent	15% to 30% coarse-grained: <b>with Sand or with Gravel</b> <sup>4</sup> 30% or more total coarse-grained and lesser coarse-grained constituent is 15% or more: <b>with Sand or with Gravel</b> <sup>5</sup>	5% to 12% fine-grained: <b>with Silt or with Clay</b> <sup>3</sup> 15% or more of a second coarse-grained constituent: <b>with Sand or with Gravel</b> <sup>5</sup>

<sup>1</sup>All percentages are by weight of total specimen passing a 3-inch sieve.  
<sup>2</sup>The order of terms is: *Modifying Major with Minor*.  
<sup>3</sup>Determined based on behavior.  
<sup>4</sup>Determined based on which constituent comprises a larger percentage.  
<sup>5</sup>Whichever is the lesser constituent.

**MOISTURE CONTENT TERMS**

Dry	Absence of moisture, dusty, dry to the touch
Moist	Damp but no visible water
Wet	Visible free water, from below water table

**STANDARD PENETRATION TEST (SPT) SPECIFICATIONS**

Hammer:	140 pounds with a 30-inch free fall. Rope on 6- to 10-inch-diam. cathead 2-1/4 rope turns, > 100 rpm
	NOTE: If automatic hammers are used, blow counts shown on boring logs should be adjusted to account for efficiency of hammer.
Sampler:	10 to 30 inches long Shoe I.D. = 1.375 inches Barrel I.D. = 1.5 inches Barrel O.D. = 2 inches
N-Value:	Sum blow counts for second and third 6-inch increments. Refusal: 50 blows for 6 inches or less; 10 blows for 0 inches.
	NOTE: Penetration resistances (N-values) shown on boring logs are as recorded in the field and have not been corrected for hammer efficiency, overburden, or other factors.

**PARTICLE SIZE DEFINITIONS**

DESCRIPTION	SIEVE NUMBER AND/OR APPROXIMATE SIZE
FINES	< #200 (0.075 mm = 0.003 in.)
SAND Fine Medium Coarse	#200 to #40 (0.075 to 0.4 mm; 0.003 to 0.02 in.) #40 to #10 (0.4 to 2 mm; 0.02 to 0.08 in.) #10 to #4 (2 to 4.75 mm; 0.08 to 0.187 in.)
GRAVEL Fine Coarse	#4 to 3/4 in. (4.75 to 19 mm; 0.187 to 0.75 in.) 3/4 to 3 in. (19 to 76 mm)
COBBLES	3 to 12 in. (76 to 305 mm)
BOULDERS	> 12 in. (305 mm)

**RELATIVE DENSITY / CONSISTENCY**

COHESIONLESS SOILS		COHESIVE SOILS	
N, SPT, BLOWS/FT.	RELATIVE DENSITY	N, SPT, BLOWS/FT.	RELATIVE CONSISTENCY
< 4	Very loose	< 2	Very soft
4 - 10	Loose	2 - 4	Soft
10 - 30	Medium dense	4 - 8	Medium stiff
30 - 50	Dense	8 - 15	Stiff
> 50	Very dense	15 - 30	Very stiff
		> 30	Hard

**WELL AND BACKFILL SYMBOLS**

	Bentonite Cement Grout		Surface Cement Seal
	Bentonite Grout		Asphalt or Cap
	Bentonite Chips		Slough
	Silica Sand		Inclinometer or Non-perforated Casing
	Perforated or Screened Casing		Vibrating Wire Piezometer

**PERCENTAGES TERMS<sup>1,2</sup>**

Trace	< 5%
Few	5 to 10%
Little	15 to 25%
Some	30 to 45%
Mostly	50 to 100%

<sup>1</sup>Gravel, sand, and fines estimated by mass. Other constituents, such as organics, cobbles, and boulders, estimated by volume.

<sup>2</sup>Reprinted, with permission, from ASTM D2488 - 09a Standard Practice for Description and Identification of Soils (Visual-Manual Procedure), copyright ASTM International, 100 Barr Harbor Drive, West Conshohocken, PA 19428. A copy of the complete standard may be obtained from ASTM International, www.astm.org.

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**SOIL DESCRIPTION AND LOG KEY**

September 2020

105564-001

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**FIG. A-1**  
Sheet 1 of 3

**UNIFIED SOIL CLASSIFICATION SYSTEM (USCS)**  
 (Modified From USACE Tech Memo 3-357, ASTM D2487, and ASTM D2488)

MAJOR DIVISIONS			GROUP/GRAPHIC SYMBOL	TYPICAL IDENTIFICATIONS	
COARSE-GRAINED SOILS (more than 50% retained on No. 200 sieve)	Gravels (more than 50% of coarse fraction retained on No. 4 sieve)	Gravel (less than 5% fines)	GW		Well-Graded Gravel; Well-Graded Gravel with Sand
			GP		Poorly Graded Gravel; Poorly Graded Gravel with Sand
		Silty or Clayey Gravel (more than 12% fines)	GM		Silty Gravel; Silty Gravel with Sand
			GC		Clayey Gravel; Clayey Gravel with Sand
	Sands (50% or more of coarse fraction passes the No. 4 sieve)	Sand (less than 5% fines)	SW		Well-Graded Sand; Well-Graded Sand with Gravel
			SP		Poorly Graded Sand; Poorly Graded Sand with Gravel
		Silty or Clayey Sand (more than 12% fines)	SM		Silty Sand; Silty Sand with Gravel
			SC		Clayey Sand; Clayey Sand with Gravel
FINE-GRAINED SOILS (50% or more passes the No. 200 sieve)	Silt and Clays (liquid limit less than 50)	Inorganic	ML		Silt; Silt with Sand or Gravel; Sandy or Gravelly Silt
			CL		Lean Clay; Lean Clay with Sand or Gravel; Sandy or Gravelly Lean Clay
		Organic	OL		Organic Silt or Clay; Organic Silt or Clay with Sand or Gravel; Sandy or Gravelly Organic Silt or Clay
	Silt and Clays (liquid limit 50 or more)	Inorganic	MH		Elastic Silt; Elastic Silt with Sand or Gravel; Sandy or Gravelly Elastic Silt
			CH		Fat Clay; Fat Clay with Sand or Gravel; Sandy or Gravelly Fat Clay
		Organic	OH		Organic Silt or Clay; Organic Silt or Clay with Sand or Gravel; Sandy or Gravelly Organic Silt or Clay
HIGHLY-ORGANIC SOILS	Primarily organic matter, dark in color, and organic odor	PT		Peat or other highly organic soils (see ASTM D4427)	

NOTE: No. 4 size = 4.75 mm = 0.187 in.; No. 200 size = 0.075 mm = 0.003 in.

IGNEOUS ROCK	
SEDIMENTARY ROCK	
METAMORPHIC ROCK	

**NOTES**

- Dual symbols (symbols separated by a hyphen, i.e., SP-SM, Sand with Silt) are used for soils with between 5% and 12% fines or when the liquid limit and plasticity index values plot in the CL-ML area of the plasticity chart. Graphics shown on the logs for these soil types are a combination of the two graphic symbols (e.g., SP and SM).
- Borderline symbols (symbols separated by a slash, i.e., CL/ML, Lean Clay to Silt; SP-SM/SM, Sand with Silt to Silty Sand) indicate that the soil properties are close to the defining boundary between two groups.

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**SOIL DESCRIPTION  
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**FIG. A-1**  
 Sheet 2 of 3

**GRADATION TERMS**

Poorly Graded	Narrow range of grain sizes present or, within the range of grain sizes present, one or more sizes are missing (Gap Graded). Meets criteria in ASTM D2487, if tested.
Well-Graded	Full range and even distribution of grain sizes present. Meets criteria in ASTM D2487, if tested.

**CEMENTATION TERMS<sup>1</sup>**

Weak	Crumbles or breaks with handling or slight finger pressure.
Moderate	Crumbles or breaks with considerable finger pressure.
Strong	Will not crumble or break with finger pressure.

**PLASTICITY<sup>2</sup>**

DESCRIPTION	VISUAL-MANUAL CRITERIA	APPROX. PLASTICITY INDEX RANGE
Nonplastic	A 1/8-in. thread cannot be rolled at any water content.	< 4
Low	A thread can barely be rolled and a lump cannot be formed when drier than the plastic limit.	4 to 10
Medium	A thread is easy to roll and not much time is required to reach the plastic limit. The thread cannot be rerolled after reaching the plastic limit. A lump crumbles when drier than the plastic limit.	10 to 20
High	It takes considerable time rolling and kneading to reach the plastic limit. A thread can be rerolled several times after reaching the plastic limit. A lump can be formed without crumbling when drier than the plastic limit.	> 20

**ADDITIONAL TERMS**

Mottled	Irregular patches of different colors.
Bioturbated	Soil disturbance or mixing by plants or animals.
Diamict	Nonsorted sediment; sand and gravel in silt and/or clay matrix.
Cuttings	Material brought to surface by drilling.
Slough	Material that caved from sides of borehole.
Sheared	Disturbed texture, mix of strengths.

**PARTICLE ANGULARITY AND SHAPE TERMS<sup>1</sup>**

Angular	Sharp edges and unpolished planar surfaces.
Subangular	Similar to angular, but with rounded edges.
Subrounded	Nearly planar sides with well-rounded edges.
Rounded	Smoothly curved sides with no edges.
Flat	Width/thickness ratio > 3.
Elongated	Length/width ratio > 3.

**ACRONYMS AND ABBREVIATIONS**

ATD	At Time of Drilling
Diam.	Diameter
Elev.	Elevation
ft.	Feet
FeO	Iron Oxide
gal.	Gallons
Horiz.	Horizontal
HSA	Hollow Stem Auger
I.D.	Inside Diameter
in.	Inches
lbs.	Pounds
MgO	Magnesium Oxide
mm	Millimeter
MnO	Manganese Oxide
NA	Not Applicable or Not Available
NP	Nonplastic
O.D.	Outside Diameter
OW	Observation Well
pcf	Pounds per Cubic Foot
PID	Photo-Ionization Detector
PMT	Pressuremeter Test
ppm	Parts per Million
psi	Pounds per Square Inch
PVC	Polyvinyl Chloride
rpm	Rotations per Minute
SPT	Standard Penetration Test
USCS	Unified Soil Classification System
q <sub>u</sub>	Unconfined Compressive Strength
VWP	Vibrating Wire Piezometer
Vert.	Vertical
WOH	Weight of Hammer
WOR	Weight of Rods
Wt.	Weight

**STRUCTURE TERMS<sup>1</sup>**

Interbedded	Alternating layers of varying material or color with layers at least 1/4-inch thick; singular: bed.
Laminated	Alternating layers of varying material or color with layers less than 1/4-inch thick; singular: lamination.
Fissured	Breaks along definite planes or fractures with little resistance.
Slickensided	Fracture planes appear polished or glossy; sometimes striated.
Blocky	Cohesive soil that can be broken down into small angular lumps that resist further breakdown.
Lensed	Inclusion of small pockets of different soils, such as small lenses of sand scattered through a mass of clay.
Homogeneous	Same color and appearance throughout.

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**SOIL DESCRIPTION AND LOG KEY**

September 2020

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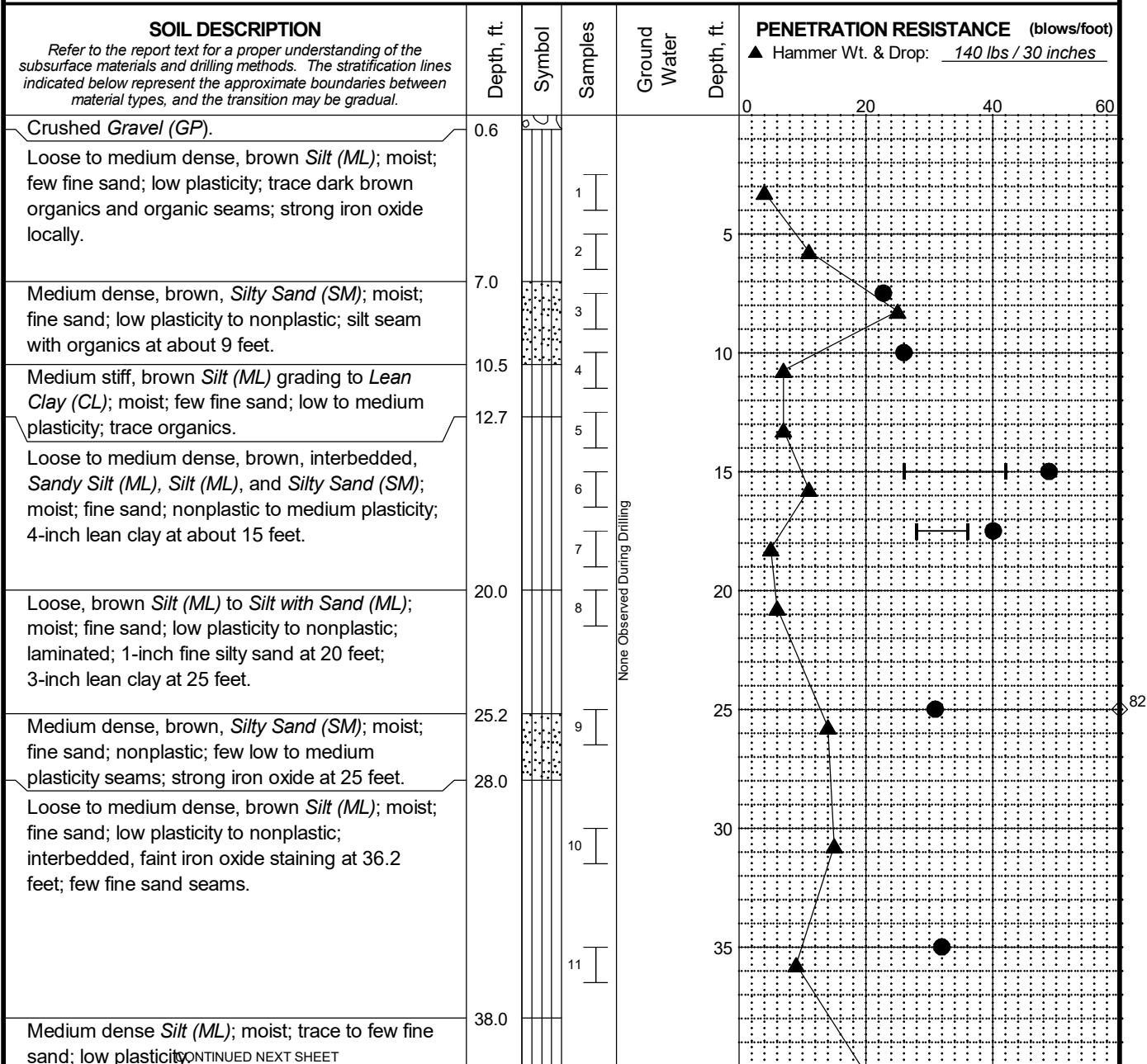
**FIG. A-1**  
 Sheet 3 of 3

SOIL CLASS KEY PG3 P2E.GPJ SHAN WIL.GDT 8/14/19

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<sup>2</sup>Adapted, with permission, from ASTM D2488 - 09a Standard Practice for Description and Identification of Soils (Visual-Manual Procedure), copyright ASTM International, 100 Barr Harbor Drive, West Conshohocken, PA 19428. A copy of the complete standard may be obtained from ASTM International, www.astm.org.

Total Depth: 101.5 ft. Latitude: \_\_\_\_\_ Drilling Method: Mud Rotary Hole Diam.: 5 in.  
 Top Elevation: ~ Longitude: \_\_\_\_\_ Drilling Company: Holt Services Rod Diam.: NWJ  
 Vert. Datum: \_\_\_\_\_ Station: \_\_\_\_\_ Drill Rig Equipment: Mobile Drill Track Hammer Type: Automatic  
 Horiz. Datum: \_\_\_\_\_ Offset: \_\_\_\_\_ Other Comments: \_\_\_\_\_



Log: SAW Rev: AUB Typ: LKN  
 MASTER LOG E MC 105564.GPJ SHAN WIL.GDT 9/1/20

**LEGEND**  
 \* Sample Not Recovered  
 I 2.0" O.D. Split Spoon Sample

◇ % Fines (<0.075mm)  
 ● % Water Content  
 Plastic Limit —●— Liquid Limit  
 Natural Water Content

**NOTES**  
 1. Refer to KEY for explanation of symbols, codes, abbreviations and definitions.  
 2. Groundwater level, if indicated above, is for the date specified and may vary.  
 3. USCS designation is based on visual-manual classification and selected lab testing.

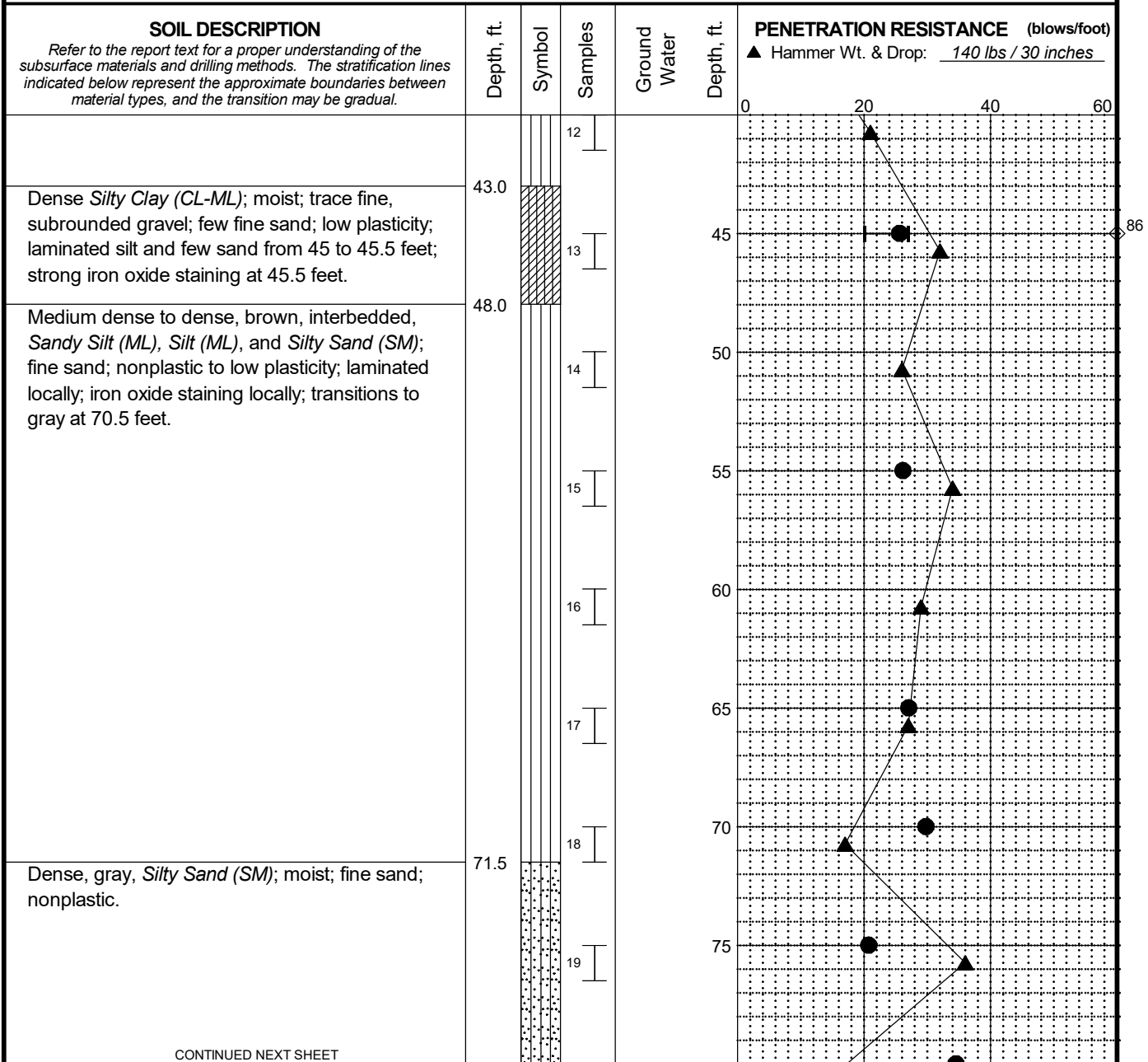
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**LOG OF BORING SW-1**

September 2020 105564-001

<b>SHANNON &amp; WILSON, INC.</b> Geotechnical and Environmental Consultants	<b>FIG. A-2</b> Sheet 1 of 3
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Total Depth: 101.5 ft. Latitude: \_\_\_\_\_ Drilling Method: Mud Rotary Hole Diam.: 5 in.  
 Top Elevation: ~ Longitude: \_\_\_\_\_ Drilling Company: Holt Services Rod Diam.: NWJ  
 Vert. Datum: \_\_\_\_\_ Station: \_\_\_\_\_ Drill Rig Equipment: Mobile Drill Track Hammer Type: Automatic  
 Horiz. Datum: \_\_\_\_\_ Offset: \_\_\_\_\_ Other Comments: \_\_\_\_\_



CONTINUED NEXT SHEET

**LEGEND**  
 \* Sample Not Recovered  
 I 2.0" O.D. Split Spoon Sample

◇ % Fines (<0.075mm)  
 ● % Water Content  
 Plastic Limit —●— Liquid Limit  
 Natural Water Content

**NOTES**

1. Refer to KEY for explanation of symbols, codes, abbreviations and definitions.
2. Groundwater level, if indicated above, is for the date specified and may vary.
3. USCS designation is based on visual-manual classification and selected lab testing.

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**LOG OF BORING SW-1**

September 2020 105564-001

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**FIG. A-2**  
 Sheet 2 of 3

MASTER LOG E\_MC\_105564.GPJ\_SHAN\_WIL\_GDT 9/1/20 Log: SAW Rev: AJB Typ: LKN

Total Depth: 101.5 ft. Latitude: \_\_\_\_\_ Drilling Method: Mud Rotary Hole Diam.: 5 in.  
 Top Elevation: ~ Longitude: \_\_\_\_\_ Drilling Company: Holt Services Rod Diam.: NWJ  
 Vert. Datum: \_\_\_\_\_ Station: \_\_\_\_\_ Drill Rig Equipment: Mobile Drill Track Hammer Type: Automatic  
 Horiz. Datum: \_\_\_\_\_ Offset: \_\_\_\_\_ Other Comments: \_\_\_\_\_

**SOIL DESCRIPTION**

Refer to the report text for a proper understanding of the subsurface materials and drilling methods. The stratification lines indicated below represent the approximate boundaries between material types, and the transition may be gradual.

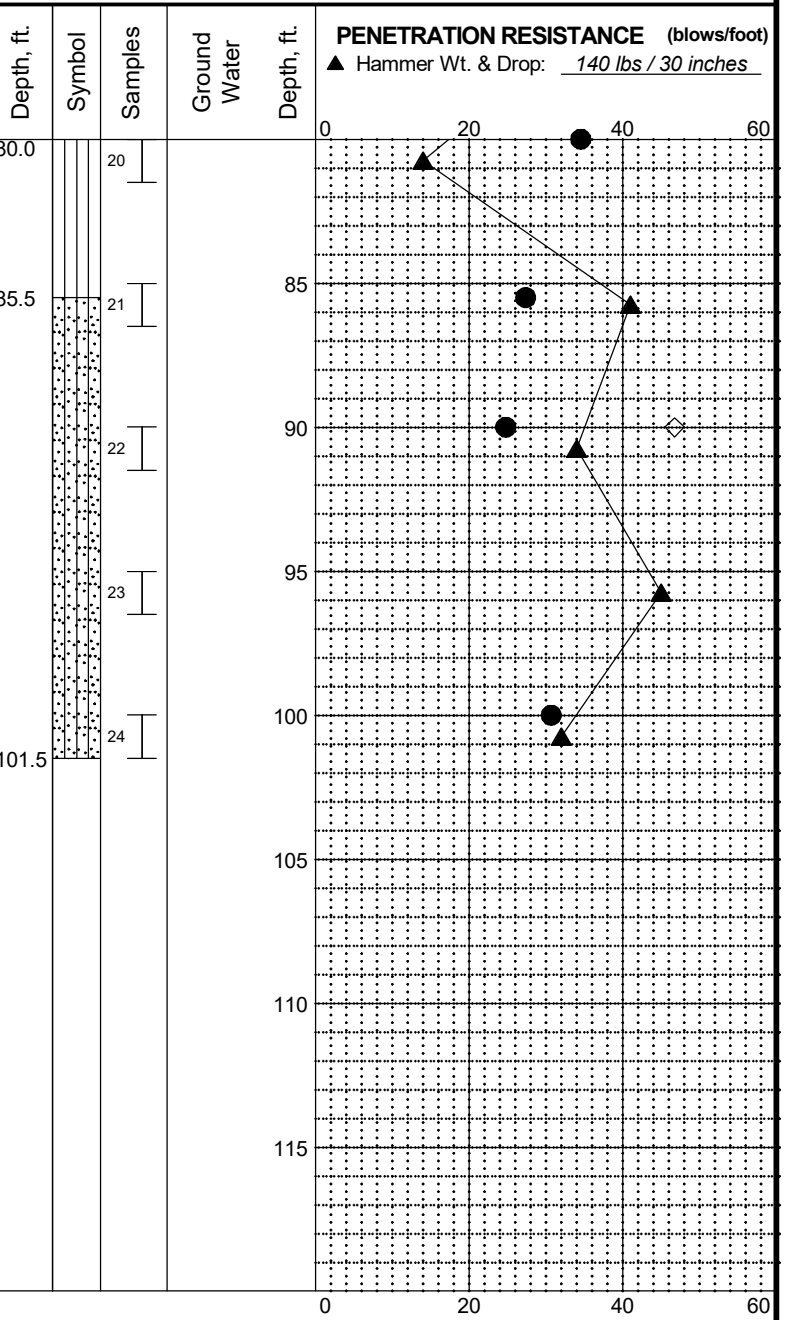
Medium dense to dense, gray *Silt (ML)*; moist; few fine sand; nonplastic and low plasticity interbedded.

Dense, gray, *Silty Sand (SM)*; moist; fine sand; nonplastic.

- Sandy silt layers interbedded from 95 to 96 feet.

- Trace organics below 100 feet.

**BOTTOM OF BORING COMPLETED 8/18/2020**



Log: SAW Rev: AUB Typ: LKN  
 MASTER LOG E MC 105564.GPJ SHAN WIL.GDT 9/1/20

**LEGEND**  
 \* Sample Not Recovered  
 ⊥ 2.0" O.D. Split Spoon Sample

◇ % Fines (<0.075mm)  
 ● % Water Content  
 Plastic Limit —●— Liquid Limit  
 Natural Water Content

**NOTES**  
 1. Refer to KEY for explanation of symbols, codes, abbreviations and definitions.  
 2. Groundwater level, if indicated above, is for the date specified and may vary.  
 3. USCS designation is based on visual-manual classification and selected lab testing.

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**LOG OF BORING SW-1**

September 2020 105564-001

**SHANNON & WILSON, INC.** **FIG. A-2**  
 Geotechnical and Environmental Consultants Sheet 3 of 3



## LABORATORY TERMS

Abbreviations, Symbols, and Terms	Descriptions
%	Percent
*	Sample specimen weight did not meet required minimum mass for the test method
"	Inch
#	Test not performed by Shannon & Wilson, Inc. laboratory
ASTM Std.	ASTM International Standard
$C_c$	Coefficient of curvature
Clay-size	Soil particles finer than 0.002 mm
cm	Centimeter
$cm^2$	Square centimeter
Coarse-grained	Soil particles coarser than 0.075 mm (cobble-, gravel- and sand-sized particles)
Cobbles	Soil particles finer than 305 mm and coarser than 76.2 mm
$C_u$	Coefficient of uniformity
CU	Consolidated-Undrained
$\epsilon$	Axial strain
Fine-grained	Soil particles finer than 0.075 mm (silt- and clay-sized particles)
ft	Feet
$\gamma_m$	Wet unit weight
Gravel	Soil particles finer than 76.2 mm and coarser than 4.75 mm
$G_s$	Specific gravity of soil solids
$H_o$	Initial height
$\Delta H$	Change in height
$\Delta H_{load}$	End of load increment deformation
in	Inch
$in^3$	Cubic inch
LL	Liquid Limit
min	Minute
mm	Millimeter
$\mu_m$	Micrometer
MC	Moisture content
MPa	Mega-Pascal
NP	Non-plastic
OC	Organic content
p	Total stress
$p'$	Effective stress
Pa	Pascal
pcf	Pounds per cubic foot
PI	Plasticity Index
PL	Plastic Limit
psf	Pounds per square foot
psi	Pounds per square inch
q	Deviatoric stress
Sand	Soil particles finer than 4.75 mm and coarser than 0.075 mm
sec	Second
Silt	Soil particles finer than 0.075 mm and coarser than 0.002 mm
$t_n$	Time to n% primary consolidation
$t_{load}$	Duration of load increment
tsf	Short tons per square foot
USCS	Unified Soil Classification System
UU	Unconsolidated-Undrained
WC	Water content

## SAMPLE TYPES

Abbreviations, Symbols, and Terms	Descriptions
2SS	2.5-inch Outside Diameter Split-Spoon Sample
2ST	2-inch Outside Diameter Thin-Walled Tube
3HSA	3-inch CME Hollow-stem Auger Sampler
3SS	3-inch Outside Diameter Split-Spoon Sample
4SS	4-inch Inside Diameter Split-Spoon Sample
6SS	6-inch Inside Diameter Split-Spoon Sample
CA MC	Modified California Sampler
CA SPT	Standard Penetration Test (SPT)
CORE	Rock Core
DM	+3.25 inch Outside Diameter Split-Spoon Sample
DMR	3.25-inch Sampler with Internal Rings
GRAB	Grab Sample
GUS	3-inch Outside Diameter Gregory Undisturbed Sampler (GUS) Sample
OSTER	3-inch Outside Diameter Osterberg Sample
PITCHER	3-inch Outside Diameter Pitcher Sample
PMT	Pressuremeter Test (f=failed)
PO	Porter Penetration Test Sample
PT	2.5-inch Outside Diameter Thin-Walled Tube
ROCK	Rock Core Sample
SCORE	Soil Core (as in Sonic Core Borings)
SH1	1-inch Plastic Sheath
SH2	2-inch Plastic Sheath with Soil Recovery
SH3	2-inch Plastic Sheath with no Soil Recovery
SPT	2-inch Outside Diameter Split-Spoon Sample
SS	Split-Spoon
ST	3-inch Outside Diameter Thin-Walled Tube
STW	3-inch Outside Diameter Thin-Walled Tube
TEST	Sample Test Interval
TW	Thin Wall Sample
UNDIST	Undisturbed Sample
VANE	Vane Shear
WATER	Water Sample for Probe Logs
XCORE	Core Sample

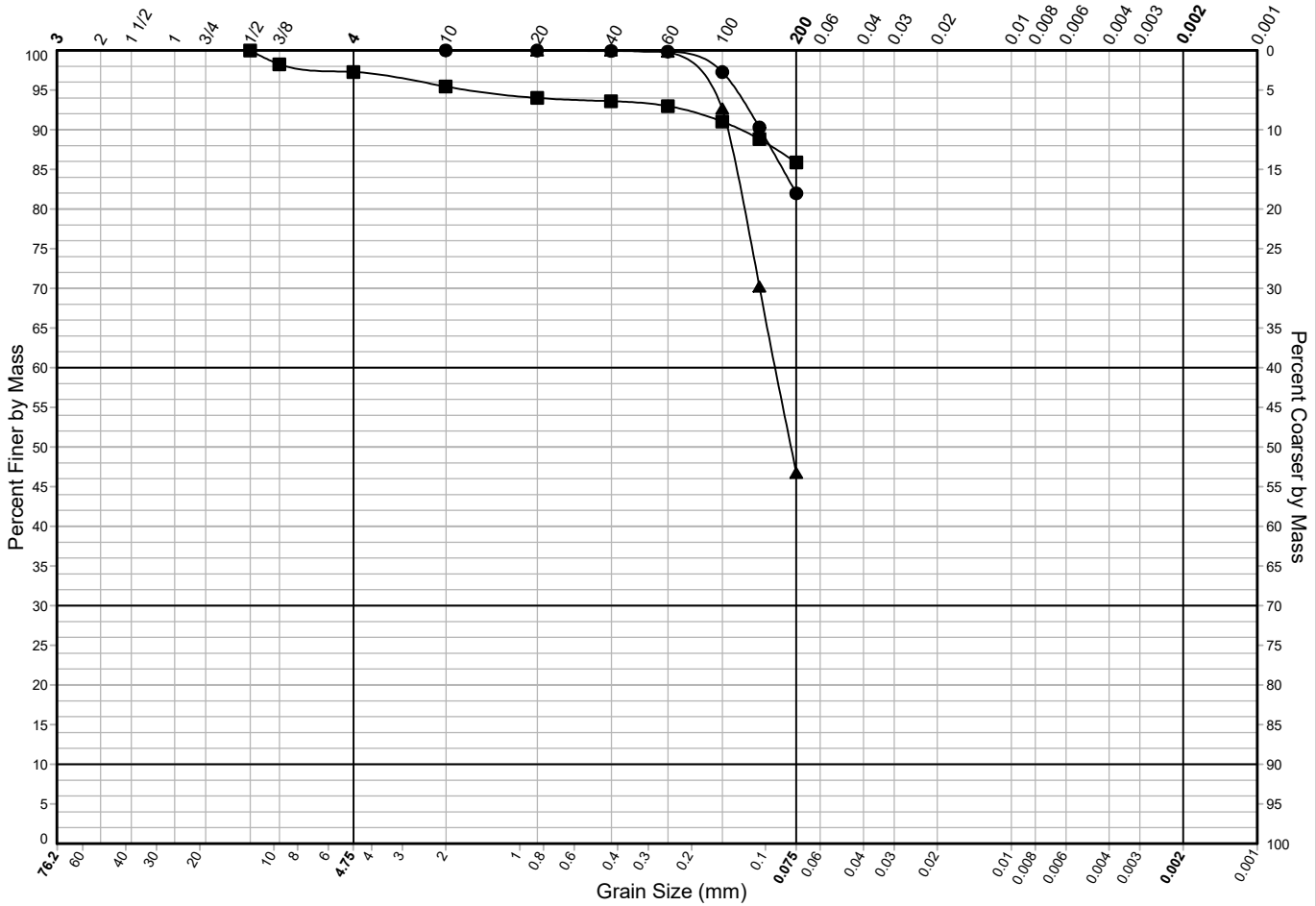
## LABORATORY TEST SUMMARY

Boring	Top Depth (ft)	Sample Number	Sample Type	Blow Count	USCS	WC (%)	% Gravel	% Sand	% Fines	LL	PL	Soil Description
SW-1	7.5	S-3	SPT	25		22.8						
SW-1	10	S-4	SPT	7		26.0						
SW-1	15	S-6A	SPT	11	ML	48.9				42	26	Silt
SW-1	17.5	S-7	SPT	5	ML	40.1				36	28	Silt
SW-1	25	S-9	SPT	14	ML	30.9		18	82			Silt with Sand
SW-1	35	S-11	SPT	9		32.0						
SW-1	45	S-13	SPT	32	CL-ML	25.6	3*	11*	86*	27	20	Silty Clay
SW-1	55	S-15	SPT	34		26.1						
SW-1	65	S-17	SPT	27		27.1						
SW-1	70	S-18	SPT	17		29.8						
SW-1	75	S-19	SPT	36		20.7						
SW-1	80	S-20	SPT	14		34.5						
SW-1	85.5	S-21	SPT	41		27.4						
SW-1	90	S-22	SPT	34	SM	24.8		53	47			Silty Sand
SW-1	100	S-24	SPT	32		30.7						

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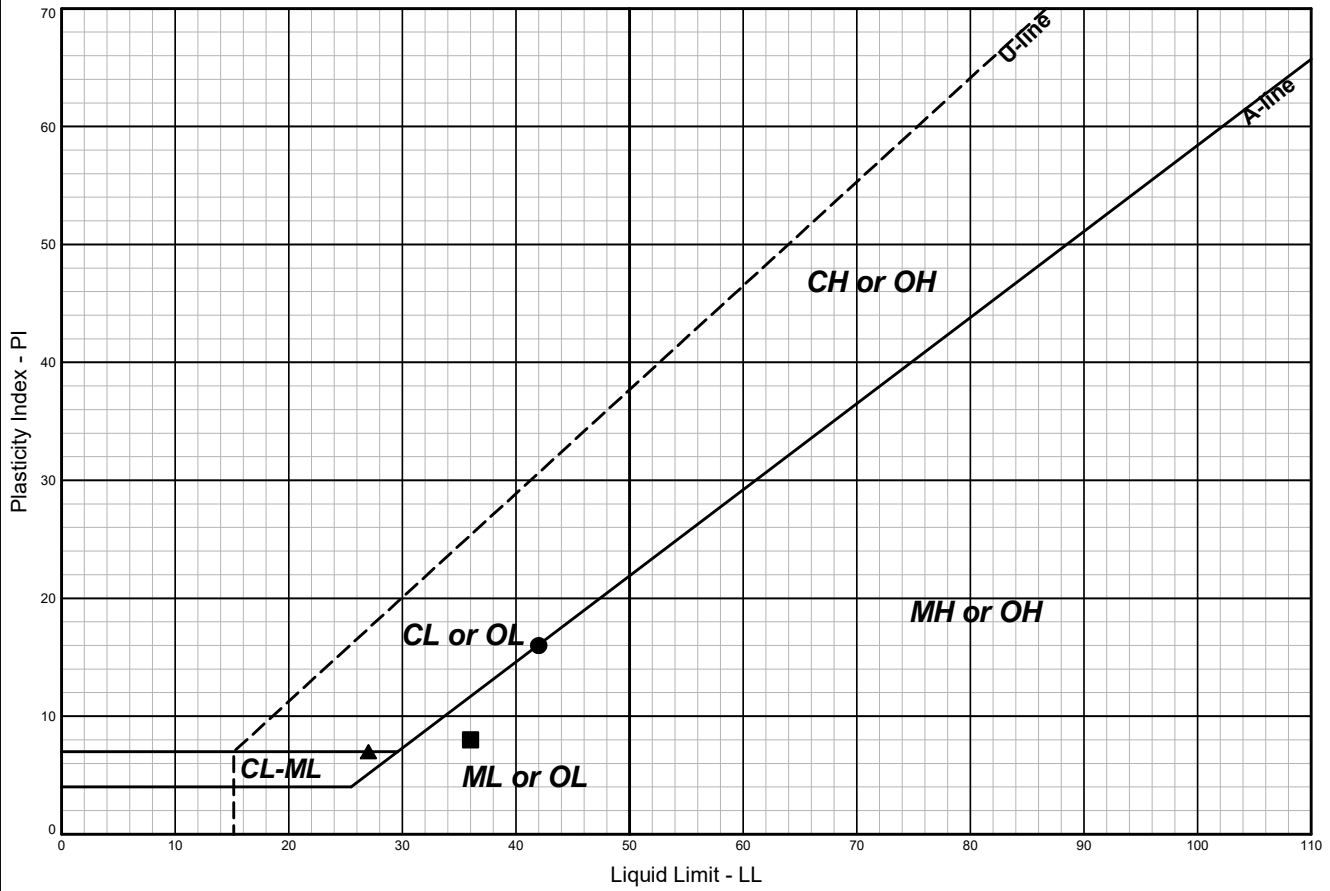
BORING SW-1

Gravel		Sand			Fines		
Coarse	Fine	Coarse	Medium	Fine	Silt		Clay-Size
Mesh Opening in Inches		Mesh Openings per Inch, U.S. Standard			Grain Size in Millimeters		



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BORING SW-1



Sample Identification	Depth (ft)	USCS Group Symbol	USCS Group Name	LL	PL	PI	WC %	Gravel %	Sand %	Fines %	< 2µm %	Tested By	Review By	ASTM Std.
● SW-1, S-6A	15.0	ML	Silt	42	26	16	48.9					MRH		D4318
■ SW-1, S-7	17.5	ML	Silt	36	28	8	40.1					MRH		D4318
▲ SW-1, S-13	45.0	CL-ML	Silty Clay	27	20	7	25.6	3	11	86		AKV		D4318

8/25/20

A\_ATT\_MAIN 105564.GPJ SHAN\_WIL.GDT

105564-001

# Important Information

About Your Geotechnical/Environmental Report

IMPORTANT INFORMATION



## CONSULTING SERVICES ARE PERFORMED FOR SPECIFIC PURPOSES AND FOR SPECIFIC CLIENTS.

Consultants prepare reports to meet the specific needs of specific individuals. A report prepared for a civil engineer may not be adequate for a construction contractor or even another civil engineer. Unless indicated otherwise, your consultant prepared your report expressly for you and expressly for the purposes you indicated. No one other than you should apply this report for its intended purpose without first conferring with the consultant. No party should apply this report for any purpose other than that originally contemplated without first conferring with the consultant.

## THE CONSULTANT'S REPORT IS BASED ON PROJECT-SPECIFIC FACTORS.

A geotechnical/environmental report is based on a subsurface exploration plan designed to consider a unique set of project-specific factors. Depending on the project, these may include the general nature of the structure and property involved; its size and configuration; its historical use and practice; the location of the structure on the site and its orientation; other improvements such as access roads, parking lots, and underground utilities; and the additional risk created by scope-of-service limitations imposed by the client. To help avoid costly problems, ask the consultant to evaluate how any factors that change subsequent to the date of the report may affect the recommendations. Unless your consultant indicates otherwise, your report should not be used (1) when the nature of the proposed project is changed (for example, if an office building will be erected instead of a parking garage, or if a refrigerated warehouse will be built instead of an unrefrigerated one, or chemicals are discovered on or near the site); (2) when the size, elevation, or configuration of the proposed project is altered; (3) when the location or orientation of the proposed project is modified; (4) when there is a change of ownership; or (5) for application to an adjacent site. Consultants cannot accept responsibility for problems that may occur if they are not consulted after factors that were considered in the development of the report have changed.

## SUBSURFACE CONDITIONS CAN CHANGE.

Subsurface conditions may be affected as a result of natural processes or human activity. Because a geotechnical/environmental report is based on conditions that existed at the time of subsurface exploration, construction decisions should not be based on a report whose adequacy may have been affected by time. Ask the consultant to advise if additional tests are desirable before construction starts; for example, groundwater conditions commonly vary seasonally.

Construction operations at or adjacent to the site and natural events such as floods, earthquakes, or groundwater fluctuations may also affect subsurface conditions and, thus, the continuing adequacy of a geotechnical/environmental report. The consultant should be kept apprised of any such events and should be consulted to determine if additional tests are necessary.

## MOST RECOMMENDATIONS ARE PROFESSIONAL JUDGMENTS.

Site exploration and testing identifies actual surface and subsurface conditions only at those points where samples are taken. The data were extrapolated by your consultant, who then applied judgment to render an opinion about overall subsurface conditions. The actual interface between materials may be far more gradual or abrupt than your report indicates. Actual conditions in areas not sampled may differ from those predicted in your report. While nothing can be done to prevent such situations, you and your consultant can work together to help reduce their impacts. Retaining

your consultant to observe subsurface construction operations can be particularly beneficial in this respect.

#### A REPORT'S CONCLUSIONS ARE PRELIMINARY.

The conclusions contained in your consultant's report are preliminary, because they must be based on the assumption that conditions revealed through selective exploratory sampling are indicative of actual conditions throughout a site. Actual subsurface conditions can be discerned only during earthwork; therefore, you should retain your consultant to observe actual conditions and to provide conclusions. Only the consultant who prepared the report is fully familiar with the background information needed to determine whether or not the report's recommendations based on those conclusions are valid and whether or not the contractor is abiding by applicable recommendations. The consultant who developed your report cannot assume responsibility or liability for the adequacy of the report's recommendations if another party is retained to observe construction.

#### THE CONSULTANT'S REPORT IS SUBJECT TO MISINTERPRETATION.

Costly problems can occur when other design professionals develop their plans based on misinterpretation of a geotechnical/environmental report. To help avoid these problems, the consultant should be retained to work with other project design professionals to explain relevant geotechnical, geological, hydrogeological, and environmental findings, and to review the adequacy of their plans and specifications relative to these issues.

#### BORING LOGS AND/OR MONITORING WELL DATA SHOULD NOT BE SEPARATED FROM THE REPORT.

Final boring logs developed by the consultant are based upon interpretation of field logs (assembled by site personnel), field test results, and laboratory and/or office evaluation of field samples and data. Only final boring logs and data are customarily included in geotechnical/environmental reports. These final logs should not, under any circumstances, be redrawn for inclusion in architectural or other design drawings, because drafters may commit errors or omissions in the transfer process.

To reduce the likelihood of boring log or monitoring well misinterpretation, contractors should be given ready access to the complete geotechnical engineering/environmental report prepared or authorized for their use. If access is provided only to the report prepared for you, you should advise contractors of the report's limitations, assuming that a contractor was not one of the specific persons for whom the report was prepared, and that developing construction cost estimates was not one of the specific purposes for which it was prepared. While a contractor may gain important knowledge from a report prepared for another party, the contractor should discuss the report with your consultant and perform the additional or alternative work believed necessary to obtain the data specifically appropriate for construction cost estimating purposes. Some clients hold the mistaken impression that simply disclaiming responsibility for the accuracy of subsurface information always insulates them from attendant liability. Providing the best available information to contractors helps prevent costly construction problems and the adversarial attitudes that aggravate them to a disproportionate scale.

#### READ RESPONSIBILITY CLAUSES CLOSELY.

Because geotechnical/environmental engineering is based extensively on judgment and opinion, it is far less exact than other design disciplines. This situation has resulted in wholly unwarranted claims

being lodged against consultants. To help prevent this problem, consultants have developed a number of clauses for use in their contracts, reports, and other documents. These responsibility clauses are not exculpatory clauses designed to transfer the consultant's liabilities to other parties; rather, they are definitive clauses that identify where the consultant's responsibilities begin and end. Their use helps all parties involved recognize their individual responsibilities and take appropriate action. Some of these definitive clauses are likely to appear in your report, and you are encouraged to read them closely. Your consultant will be pleased to give full and frank answers to your questions.

**The preceding paragraphs are based on information provided by the ASFE/Association of Engineering Firms Practicing in the Geosciences, Silver Spring, Maryland**

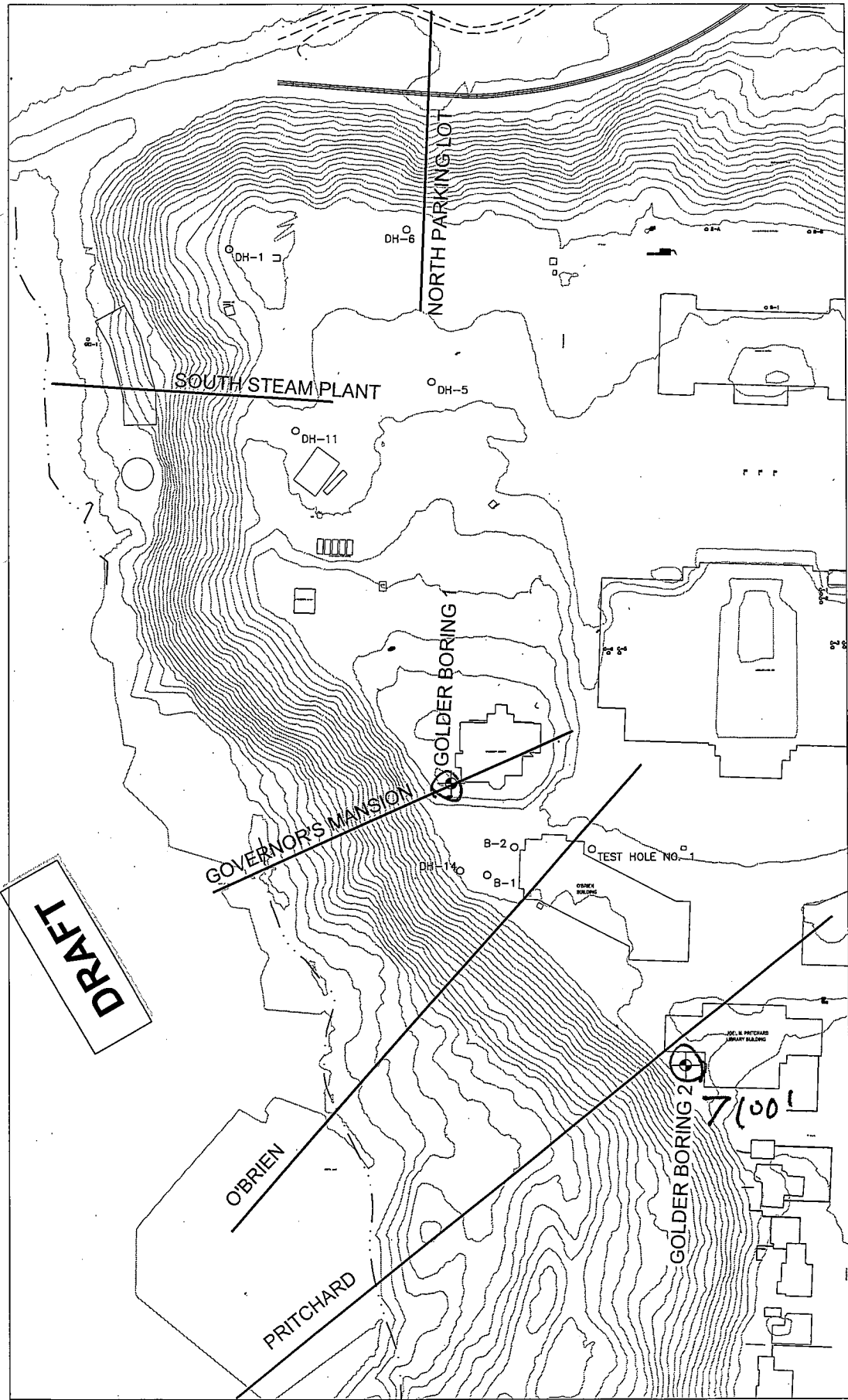


**HILLSIDE EVALUATION AND PRELIMINARY DESIGN,  
OLYMPIA CAPITOL CAMPUS BY GOLDR ASSOCIATES  
SEE SEPARATE FILE**



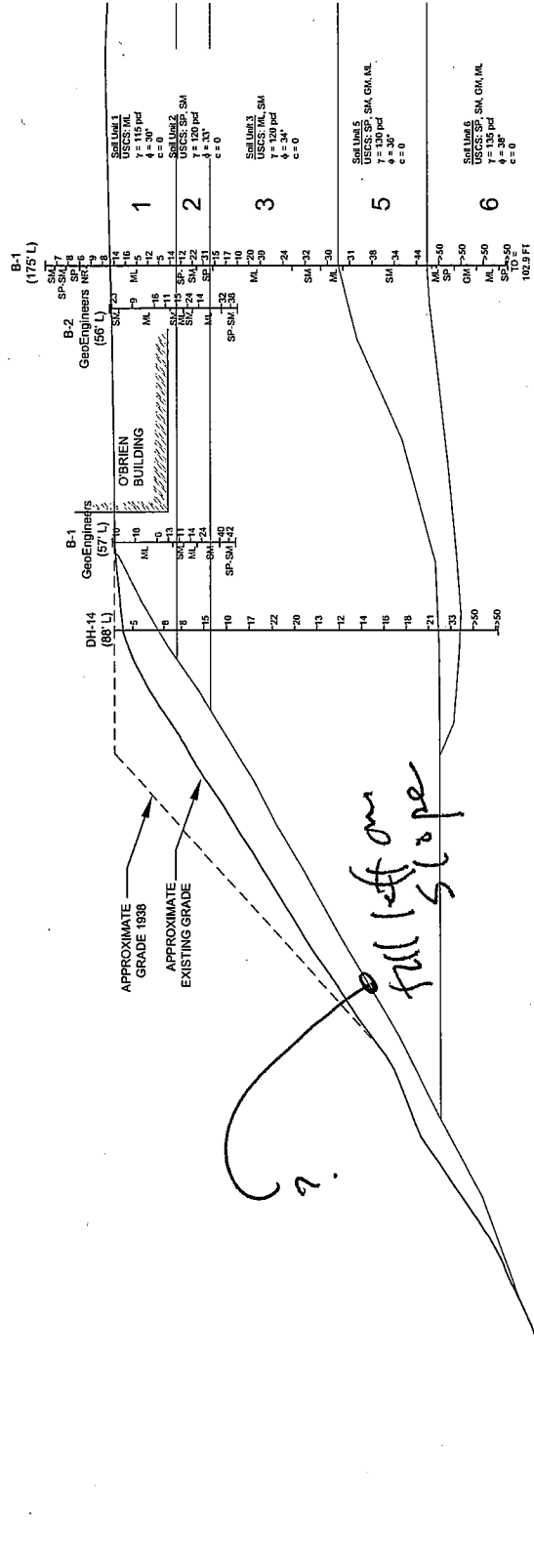
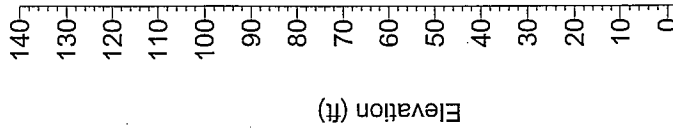


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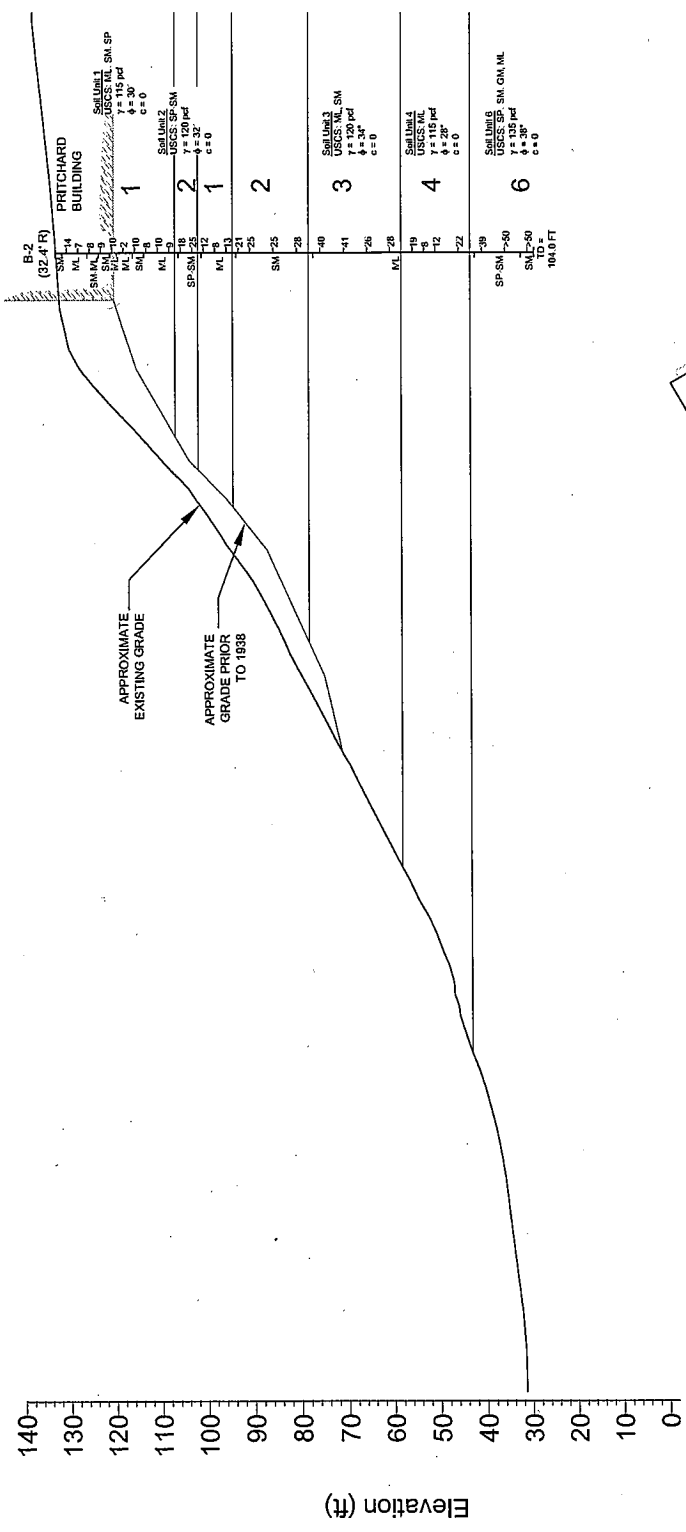
**FIGURE X**  
**SITE PLAN**  
 WAGA Hillside Eval&Prelim Design/WA  
**Golder Associates**

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**FIGURE 1**  
**Cross-Section at O'Brien Building**  
 WAGA/Hillside Eval&Prelim Design/WA  
**Golder Associates**



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**FIGURE 2**  
**Cross-Section at Pritchard**  
 WAGA/Hillside Eval&Prelim Design/WA

**Golder Associates**

why Δ in orientation, should read P-C like other sections

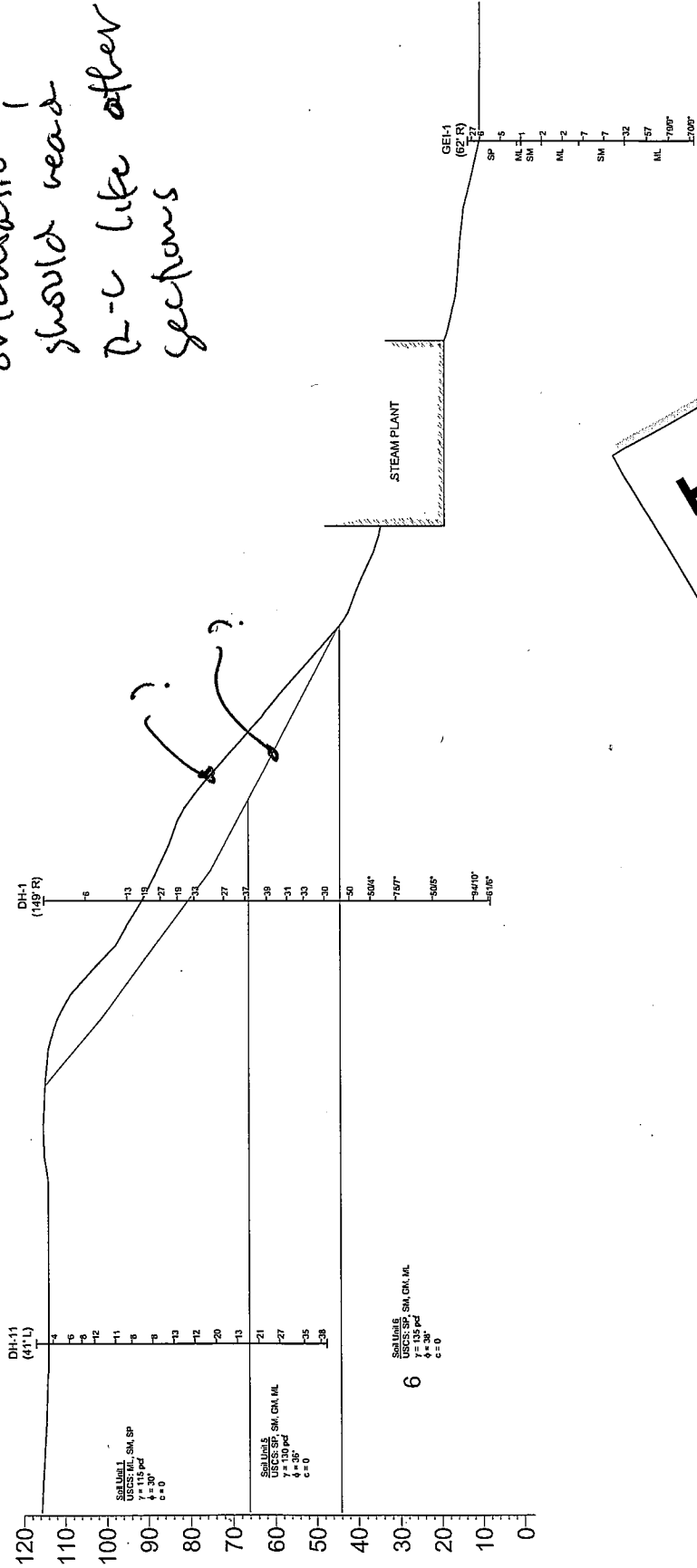
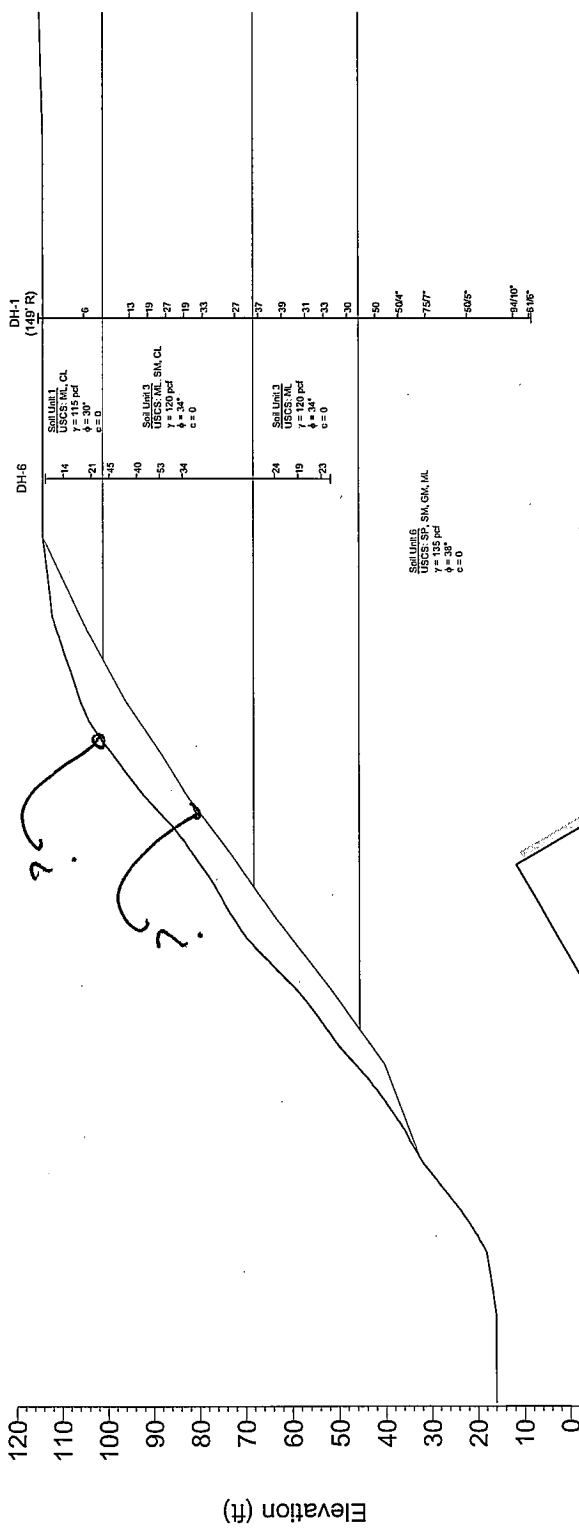


FIGURE 3  
South Cross-Section at Steam Plant  
WAGAH/Hillside Eval&Prelim Design/WA  
Golder Associates



**DRAFT**

**FIGURE 4**  
**Cross-Section at North Parking Lot**  
 WAGAHillside Eval&Prelim Design/WA

**Golder Associates**



## Construction Budget Summary



Owner: **WA State Department of Enterprise Services**

Project: **Prichard Building Expansion / Rehabilitation**

**March 23, 2022**

### ESTIMATED BUDGET SUMMARY - OPTION A.2

Item	Description	QTY	UOM	\$ / UOM	Cost
1	Building	77,020	BGSF	\$672.54	\$51,799,335
2	Sitework (separate from hillside stabilization)	91,000	SGA	\$54.38	\$4,948,580
3	Hillside Stabilization (GB / Pile Wall)	1	LS		\$2,788,604
4	Relocate Historic Fountain				Excluded
5	Photovoltaic Array (15.6 kW rooftop only)	1	LS		\$46,800
<b>Total Direct Construction Budget (Today's Dollars)</b>					<b>\$59,583,319</b>
6	Contractor Risk Contingency	3.0%	on	\$59,583,319	\$1,787,500
7	Sub Bonds	1.00%	on	\$61,370,819	\$613,708
8	General Conditions & NSS	10.0%	on	\$61,984,527	\$6,198,453
9	GCCM Fee	6.0%	on	\$68,182,980	\$4,090,979
<b>Total Prichard Building Rehabilitation Construction Budget (Today's Dollars)</b>					<b>\$72,273,958</b>
10	Escalation				-
<b>Total Construction Budget - Escalated</b>					<b>See C100</b>

#### ALTERNATES

See End of Document

#### COMMENTS:

Assumes a Q1, 2026 Project Start

Estimate is based on a GCCM delivery method with all scopes of work to be competitively bid

Removal, restoration and re-installation of artwork and historic casework is by owner and is EXCLUDED

Estimate excludes soft costs such as design fees, permits, testing / inspections, construction change order contingencies, loose fixtures / furnishings and sales tax.

Due to the long span of time until this project starts we recommend an average escalation rate of 4.5% per year to the midpoint of construction be factored into the C100 document.



Project Owner: **WA State Department of Enterprise Services**  
 Project Name: **Prichard Building Expansion / Rehabilitation**  
 Project Location: Olympia, WA  
 Project Start Date: TBD  
 Estimate Date: March 23, 2022

Architect: Mithun  
 Project Duration: TBD  
 Building GSF: 77,020  
 Site GSF: 91,000

<b>ESTIMATE SUMMARY</b>					
No.	Description	Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
A10	Foundations	77,020	BGSF	\$65.56	\$5,049,716
A20	Basement Construction	77,020	BGSF	\$9.92	\$763,765
B10	Superstructure	77,020	BGSF	\$78.09	\$6,014,284
B20	Exterior Enclosure	77,020	BGSF	\$116.08	\$8,940,423
B30	Roofing	77,020	BGSF	\$13.63	\$1,049,788
C10	Interior Construction	77,020	BGSF	\$45.58	\$3,510,465
C20	Stairs	77,020	BGSF	\$6.23	\$480,000
C30	Interior Finishes	77,020	BGSF	\$37.37	\$2,878,400
D10	Conveying Systems	77,020	BGSF	\$7.79	\$600,000
D20	Plumbing	77,020	BGSF	\$12.92	\$995,453
D30	HVAC	77,020	BGSF	\$75.08	\$5,782,952
D40	Fire Protection	77,020	BGSF	\$6.00	\$462,120
D50	Electrical	77,020	BGSF	\$80.92	\$6,232,161
E10	Equipment	77,020	BGSF	\$11.91	\$917,180
E20	Casework & Furnishings	77,020	BGSF	\$10.95	\$843,180
F10	Special Construction	77,020	BGSF	\$1.30	\$100,000
F20	Selective Demolition	77,020	BGSF	\$5.49	\$423,013
<b>Building Construction Subtotal</b>					<b>\$45,042,900</b>
Estimating / Design Contingency				15.00%	\$6,756,435
Contractor Mark Up (Overhead, Profit, Insurance, P&P Bond & Sub Bonds)					See Summary
Escalation to Mid-Point (See Summary)					See Summary
<b>BUILDING TOTAL</b>		77,020	BGSF	\$672.54	<b>\$51,799,335</b>

Estimate excludes soft costs such as design fees, permits, testing / inspections, construction change order contingencies, loose fixtures / furnishings and sales tax.

<b>DETAILED ESTIMATE</b>		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
<b>A10 FOUNDATIONS</b>					
	<b>Foundation Earthwork</b>				
	Footing Excavation and Backfill	4,440	cy	\$ 45.00	\$199,800
	Footing Drains with Gravel	690	lf	\$ 30.00	\$20,700
	<b>Foundations</b>				
	Stacks Rplcmnt - Pile Cap Footing System (includes reinforcing)	400	cy	\$ 900.00	\$360,000
	North Bar - Pile Cap Footings (includes reinforcing)	80	cy	\$ 1,000.00	\$80,000
	Epoxy Grouted Dowels	400	ea	\$ 60.00	\$24,000
	East End - Pile Cap Footing System (includes reinforcing)	75	cy	\$ 900.00	\$67,500
	<b>Special Foundations</b>				
	Stacks Rplcmnt - Auger cast Piles, 24" dia x 100' fully reinforced (incl. spoils handling)	75	ea	\$ 12,500.00	\$937,500
	North Bar - Micropiles (100')	82	ea	\$ 20,000.00	\$1,640,000
	East End - Auger cast Piles, 24" dia x 100' fully reinforced (incl. spoils handling)	80	ea	\$ 12,500.00	\$1,000,000
	<b>Slab-on-Grade</b>				
	Stacks Rplcmnt - 12" Slab on Grade (incl. reinforcing, base course and vapor barrier)	8,160	sf	\$ 18.00	\$146,880
	North Bar - 8" Replacement Slab on Grade (incl. doweling)	9,600	sf	\$ 25.00	\$240,000
	East End - 12" Slab on Grade (incl. reinforcing, base course and vapor barrier)	8,929	sf	\$ 18.00	\$160,722
	Stacks & East End - Mud Slabs	17,089	sf	\$ 6.00	\$102,534
	<b>Misc. Concrete</b>				
	Housekeeping Pads	500	sf	\$ 20.00	\$10,000
	New Elevator Pit, 2 Cabs (includes ladder, hoist beam, sump & waterproofing)	1	ea	\$ 50,000.00	\$50,000
	<b>Perimeter Insulation / Waterproofing</b>				
	Stacks Rplcmnt - See Basement Construction			\$ -	\$0
	East End - Perimeter Rigid Insulation	1,680	sf	\$ 6.00	\$10,080
	<b>SUBTOTAL FOUNDATIONS</b>	<b>77,020</b>	<b>BGSF</b>	<b>\$65.56</b>	<b>\$5,049,716</b>
<b>A20 BASEMENT CONSTRUCTION</b>					
	<b>Basement Excavation</b>				
	Basement Excavation and Export	3,525	cy	\$ 45.00	\$158,638
	Imported Backfill	1,470	cy	\$ 50.00	\$73,486
	<b>Basement Walls</b>				
	Stacks Replacement - 14" CIP Basement Walls	5,040	sf	\$ 78.00	\$393,120
	Interior Furred GWB Assembly w/ R-19 Mineral Wool	4,573	sf	\$ 11.00	\$50,303
	<b>Waterproofing</b>				
	Stacks Rplcmnt - Below Grade Assembly (Rigid Insul, Membrane, Drain Mat, Protection Board)	4,313	sf	\$ 13.50	\$58,219

<b>DETAILED ESTIMATE</b>					
No.	Description	Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
	North Bar - Repair Existing Waterproofing (Damaged by demo and new basement construction)	1	ls	\$ 30,000.00	\$30,000
	<b>SUBTOTAL BASEMENT CONSTRUCTION</b>	<b>77,020</b>	<b>BGSF</b>	<b>\$9.92</b>	<b>\$763,765</b>
<b>B10 SUPERSTRUCTURE</b>					
	<b>CIP Structural Concrete</b>				
	Stacks Replacement				
	Loading Dock	1	ls	15,000.00	\$15,000
	L1 & L2 Topping Slabs, 5.5" Avg. Slab with Heavy Reinforcing	15,650	sf	\$ 10.00	\$156,500
	L3 Topping Slabs, 3.5" Avg. Slab with Reinforcing	8,105	sf	\$ 7.50	\$60,788
	North Bar				
	Concrete Crack Repairs	100	lf	\$ 150.00	\$15,000
	FRP Wrap	4,000	sf	\$ 90.00	\$360,000
	Repairs of Concrete Columns @ Removed Mezz. Framing Along Grid F	1	ls	\$ 50,000.00	\$50,000
	Basement Stair Wall Replacement	8	cy	\$ 3,500.00	\$28,000
	East End				
	L2 & L3 Topping Slabs, 3.5" Avg. Slab with Reinforcing	18,935	sf	\$ 7.50	\$142,013
	<b>Structural Steel</b>				
	Stacks Rplcmnt - Floor & Roof Structure (includes columns, beams and braces)				
	L1, L2, Low Roof, Steel Framing (15,650 sf @ 17 psf allowance)	266,050	lbs	\$ 3.00	\$798,150
	L3 Steel, Stair Penthouse Framing (8,150 sf @ 14 psf allowance)	113,470	lbs	\$ 3.00	\$340,410
	Roof Steel Framing (7,650 sf @ 10 psf allowance)	76,500	lbs	\$ 3.00	\$229,500
	Buckling Restrained Braces	38	ea	\$ 25,000.00	\$950,000
	North Bar Floor & Roof Structure				
	New Steel Beams	32,000	lbs	\$ 6.00	\$192,000
	Epoxy Grouted Dowels	600	ea	\$ 60.00	\$36,000
	East End Floor & Roof Structure (includes columns, beams and braces)				
	L2, L3 Steel Framing (18,770 sf @ 14 psf allowance)	265,090	lbs	\$ 3.00	\$795,270
	Roof Steel Framing (9,385 sf @ 10 psf allowance)	93,850	lbs	\$ 3.00	\$281,550
	Buckling Restrained Braces	30	ea	\$ 25,000.00	\$750,000
	Miscellaneous Metals				
	Cladding Support Steel per Security Protection (0.5 lb / vsf)	19,823	lbs	\$ 6.00	\$118,939
	Allowance for TBD	77,020	gsf	\$ 1.00	\$77,020
	<b>Metal Decking</b>				
	Stacks & East End - Floor Deck	42,690	sf	\$ 5.50	\$234,795
	Stacks & East End - Roof Deck	16,990	sf	\$ 5.00	\$84,950
	<b>Fireproofing</b>				
	Structural Steel Fireproofing @ New Steel Framing Areas Only	59,680	sf	\$ 5.00	\$298,400

<b>DETAILED ESTIMATE</b>		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
	Firestopping - See Interior Partitions				
	<b>SUBTOTAL SUPERSTRUCTURE</b>	<b>77,020</b>	<b>BGSF</b>	<b>\$78.09</b>	<b>\$6,014,284</b>
<b>B20 EXTERIOR ENCLOSURE</b>					
	<b>Exterior Wall Construction</b>				
	North Bar - Interior Insulating Assembly @ Exterior Walls (GWB - Finish 1 Side, metal studs, batt insulation)	6,765	sf	\$ 11.00	\$74,415
	Stacks Rplcmnt - Exterior Wall Assemblies (GWB - Finish 1 Side, metal studs, batt insulation, sheathing, mineral wool insulation, WRB)	5,903	sf	\$ 38.50	\$227,246
	Stacks Rplcmnt - Exterior Insulating Assemblies @ CIP Basement Walls (, mineral wool insulation, WRB)	728	sf	\$ 13.50	\$9,821
	East End & Gasket - Exterior Wall Assemblies (GWB - Finish 1 Side, metal studs, batt insulation, sheathing, mineral wool insulation, WRB)	15,625	sf	\$ 38.50	\$601,562
	Additional Air Infiltration Testing (above normal)	4	ea	10,000.00	\$40,000
	<b>Exterior Wall Finish</b>				
	North Bar - Rehabilitation of Existing Wilkeson Sandstone Veneer (Design Team Allowance)	1	ls	\$ 350,000	\$350,000
	Added Sandstone Veneer @ Exposed West Elevation Walls after Basement Excavation	238	sf	\$ 165.00	\$39,188
	Stacks Rplcmnt - Sandstone Veneer Allowance w/ Attachment System (Includes West Gasket Return)	6,630	sf	\$ 165.00	\$1,093,950
	Gasket - Precast Panels with Relief Expression	824	sf	\$ 100.00	\$82,388
	East End - Precast Panels with Relief Expression (Includes East Gasket Return)	13,451	sf	\$ 100.00	\$1,345,110
	East End - Stair Penthouse & Elevator Overrun (metal panel)	1,350	sf	\$ 50.00	\$67,500
	Roof Top Mechanical Screens (metal panels w/ steel framing)	3,450	sf	75.00	\$258,750
	Mock Up Allowance	1	ls	40,000.00	\$40,000
	<b>Exterior Soffits</b>				
	Misc. Work at North Bar Portico Overhang	1,915	sf	\$ 30.00	\$57,450
	Exterior Canopy Allowance (includes framing, finished soffit, lighting and fire protection)	500	sf	150.00	\$75,000
	<b>Exterior Windows</b>				
	North Bar				
	Historic Replica Windows, Triple Glazed (incl. flashings)	4,171	sf	\$ 500.00	\$2,085,250
	Basement Windows into Workstations Area - Curtainwall	354	sf	\$ 135.00	\$47,841
	Stacks Rplcmnt - Curtainwall, Triple Glazed, High-Performance Coatings (incl. flashings)	4,430	sf	\$ 135.00	\$598,050
	Gasket - Curtainwall, Triple Glazed, High-Performance Coatings (incl. flashings) - 100% on North Elevation, 35% on South Elevation	1,194	sf	\$ 135.00	\$161,139
	East End - Curtainwall, Triple Glazed, High-Performance Coatings (incl. flashings) - 35% Allowance	7,243	sf	\$ 135.00	\$977,792
	Blast Film for Windows (Level 1 only)	2,960	sf	\$ 15.00	\$44,400
	Premium for Operable Windows	17,391	sf	5.00	\$86,957
	Exterior Sunscreens @ South Elevation (High-Performance Coating)	1,002	lf	\$ 240.00	\$240,480
	<b>Expansion/Seismic Joints</b>				
	Roof Joints	212	lf	350.00	\$74,200
	Exterior Wall Joints	88	lf	350.00	\$30,800

<b>DETAILED ESTIMATE</b>		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
	<b>Exterior Doors</b>				
	Historic Replica Entry Doors, Hardware, per leaf	2	ea	\$ 15,000.00	\$30,000
	Push Button ADA Auto Operators (per entrance)	1	ea	\$ 10,000.00	\$10,000
	Standard Grade HM Dr, HM Frame, Hardware, Single Door	2	ea	\$ 3,500.00	\$7,000
	<b>Exterior Paint &amp; Sealants</b>				
	Masonry / Precast Water Repellants	26,846	sf	\$ 2.50	\$67,115
	Misc Exterior Paint	1	ls	\$ 15,000.00	\$15,000
	Exterior - Control Joints, Caulking and Joint Sealants	77,020	gsf	\$ 1.00	\$77,020
	<b>Building Graphics</b>				
	Allowance for Building Ext. Signage	1	ls	\$ 25,000.00	\$25,000
	<b>SUBTOTAL EXTERIOR ENCLOSURE</b>	<b>77,020</b>	<b>BGSF</b>	<b>\$116.08</b>	<b>\$8,940,423</b>
<b>B30 ROOFING</b>					
	<b>Roof Coverings</b>				
	SBS Modified Bitumen Roofing System with R-50 Rigid Insulation	28,490	sf	\$ 28.00	\$797,720
	Existing Roof Tear Off @ North Bar (assumes no hazardous materials)	11,500	sf	\$ 3.00	\$34,500
	<b>Flashing and Sheet Metal</b>				
	Roof Flashing and Blocking	15%	on	\$832,220	\$124,833
	<b>Skylights</b>				
	None			\$ -	\$0
	<b>Roof Accessories</b>				
	Fall Protection	1	ls	\$ 50,000.00	\$50,000
	Misc. Roof Accessories (Walk Pads, Hatches, Ladders)	28,490	sf	1.50	\$42,735
	<b>SUBTOTAL ROOFING</b>	<b>77,020</b>	<b>BGSF</b>	<b>\$13.63</b>	<b>\$1,049,788</b>
<b>C10 INTERIOR CONSTRUCTION</b>					
	<b>Partitions</b>				
	Interior GWB Partitions & Assemblies - (Allowance based on conceptual floor diagrams)	77,020	gsf	25.00	\$1,925,500
	Premium for Smoke Curtains & Additional Spinklering @ Open Central Stair	4	flrs	40,000.00	\$160,000
	<b>Interior Glazing</b>				
	Std. Interior Glazing Allowance (15% of GWB Assemblies Total)	15%	on	\$1,925,500	\$288,825
	<b>Interior Doors, Frames, Hardware</b>				
	Std. Doors, Frames and HW - (Allowance based on conceptual floor diagrams)	200	ea	3,000.00	\$600,000
	Premium for Glazed Doors in Selection Locations, Electronic HW, Fire Rated, Etc.. (Card Reader Devices included w/ Electrical)	15%	on	\$600,000	\$90,000
	Push Button ADA Auto Operators @ Restroom Doors	8	ea	\$ 4,000.00	\$32,000
	Overhead Sectional Door at Loading Dock	1	ea	\$ 10,000.00	\$10,000
	Rated Door Assemblies - Allowance per floor	4	ea	20,000.00	\$80,000

<b>DETAILED ESTIMATE</b>		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
	<b>Interior Railings</b>				
	Sloping Stair Rails and Grabs - Included with Stairs Below				
	<b>Fittings / Specialties</b>				
	Expansion Joint Cover - Interior	94	lf	\$ 150.00	\$14,100
	Toilet Accessories				
	Multi-user Restrooms (includes toilet partitions)	8	ea	15,000.00	\$120,000
	Uni-Sex Toilet Rooms	8	ea	3,000.00	\$24,000
	Janitorial Accessories	4	ea	3,000.00	\$12,000
	Operable Partitions - None			-	\$0
	Signage	77,020	gsf	1.00	\$77,020
	Misc. Specialties Allowance (FECs, Corner Guards, etc...)	77,020	gsf	1.00	\$77,020
	<b>SUBTOTAL INTERIOR CONSTRUCTION</b>	<b>77,020</b>	<b>BGSF</b>	<b>\$45.58</b>	<b>\$3,510,465</b>
<b>C20 STAIRS</b>					
	<b>Stair Construction (includes concrete, finishes and guard/hand rails)</b>				
	Feature Stair, per floor to floor flight w/ landing	3	ea	\$ 100,000	\$300,000
	Pre-Engineered Metal Stair, per floor to floor flight w/ landing (includes one flight to roof)	6	ea	\$ 30,000	\$180,000
	<b>SUBTOTAL STAIRS</b>	<b>77,020</b>	<b>BGSF</b>	<b>\$6.23</b>	<b>\$480,000</b>
<b>C30 INTERIOR FINISHES</b>					
	<b>Wall / Floor / Ceiling Finishes</b>				
	Allow. for Office Areas (carpet, rubber base, ACT w/GWB Soffits)	61,420	gsf	20.00	\$1,228,400
	Allow. for Restrooms (tile floors and walls)	2,200	gsf	80.00	\$176,000
	Allow. for Entry Lobby, Large Hearing Room, Cafeteria, Washington Room, Elevator Lobbies (prem. floors and ceilings, wood paneling)	13,400	gsf	110.00	\$1,474,000
	Removal, restoration and re-installation of artwork and historic casework is by owner and is EXCLUDED			-	\$0
	<b>SUBTOTAL INTERIOR FINISHES</b>	<b>77,020</b>	<b>BGSF</b>	<b>\$37.37</b>	<b>\$2,878,400</b>
<b>D10 CONVEYING SYSTEMS</b>					
	<b>Elevators &amp; Lifts</b>				
	MRL Traction Elevators				
	Freight Elevator, 4 Stops	2	ea	300,000	\$600,000
	<b>SUBTOTAL CONVEYING SYSTEMS</b>	<b>77,020</b>	<b>BGSF</b>	<b>\$7.79</b>	<b>\$600,000</b>
<b>D20 PLUMBING</b>					
	<b>Plumbing</b>				
	General Conditions	77,020	gsf	\$ 1.00	\$77,020
	Sanitary Waste Piping, Below Grade	77,020	gsf	\$ 0.55	\$42,361

<b>DETAILED ESTIMATE</b>					
No.	Description	Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
	Domestic Water Piping, Below Grade	77,020	gsf	\$ 0.10	\$7,702
	Sanitary Waste Piping, Above Grade	77,020	gsf	\$ 1.70	\$130,730
	Domestic Water Piping, Above Grade	77,020	gsf	\$ 2.11	\$162,185
	Plumbing Fixtures	85	ea	\$ 1,000.00	\$85,000
	Drains, Carriers, FCO, WCO	100	ea	\$ 525.00	\$52,500
	Roof Drainage System	24	ea	\$ 1,540.00	\$36,960
	Domestic Hot Water Equipment	77,020	gsf	\$ 2.12	\$163,498
	Duplex Grey Water Sump Pump	1	ea	\$ 29,417.00	\$29,417
	Elevator Sump Pump	2	ea	\$ 13,156.50	\$26,313
	Other Plbg: Dom. Water Manifold, PRV, RPBD, WH Arrestor, Access Panels, NPW, Hose Bibbs, Roof Hydrants, TPV	77,020	gsf	\$ 1.36	\$104,747
	Plumbing Insulation	77,020	gsf	\$ 1.00	\$77,020
	Rainwater Capture and Reuse - See Add Alternate			-	\$0
	<b>SUBTOTAL PLUMBING</b>	<b>77,020</b>	<b>BGSF</b>	<b>\$12.92</b>	<b>\$995,453</b>
<b>D30 HVAC</b>					
	<b>HVAC</b>				
	General Conditions	77,020	gsf	\$ 1.00	\$77,020
	Hydronic & Steam Equipment	77,020	gsf	\$ 19.00	\$1,463,180
	Hydronic & Steam Piping	77,020	gsf	\$ 9.04	\$696,192
	Hydronic & Steam Insulation	77,020	gsf	\$ 1.20	\$92,159
	HVAC Equipment	77,020	gsf	\$ 12.89	\$992,544
	HVAC Ductwork, Grilles and Air Devices	77,020	gsf	\$ 19.06	\$1,468,241
	Duct Insulation, Sound Lining	77,020	gsf	\$ 1.40	\$108,070
	Air Duct Leak Test (Limited)	1	ls	\$ 45,000.00	\$45,000
	Controls: DDC (EMCS)	77,020	gsf	\$ 5.15	\$396,653
	BMS Integration with Contact Sensors for Operable Windows	77,020	gsf	\$ 1.75	\$134,785
	Controls Upgrade for Enhanced Thermal Comfort	77,020	gsf	\$ 2.45	\$188,956
	Air Balancing (TAB)	77,020	gsf	\$ 0.55	\$42,361
	Commissioning Assistance	77,020	gsf	\$ 1.01	\$77,790
	<b>SUBTOTAL HVAC</b>	<b>77,020</b>	<b>BGSF</b>	<b>\$75.08</b>	<b>\$5,782,952</b>
<b>D40 FIRE PROTECTION</b>					
	<b>Fire Protection</b>				
	Sprinkler System	77,020	gsf	\$ 6.00	\$462,120
	<b>SUBTOTAL FIRE PROTECTION</b>	<b>77,020</b>	<b>BGSF</b>	<b>\$6.00</b>	<b>\$462,120</b>
<b>D50 ELECTRICAL</b>					
	<b>Electrical</b>				
	Distribution	77,020	gsf	\$ 5.42	\$417,471
	Feeders	77,020	gsf	\$ 4.93	\$379,519



<b>DETAILED ESTIMATE</b>					
No.	Description	Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
	UPS System - Not described in narrative			-	\$0
	Generators and Transfer Switches	1	ls	\$ 220,500	\$220,500
	Grounding System	77,020	gsf	\$ 0.86	\$66,193
	Mechanical Equipment and Branch	77,020	gsf	\$ 4.57	\$351,613
	Power Devices and Branch, EMT concealed	77,020	gsf	\$ 9.70	\$746,982
	Lighting Fixture Cost	77,020	gsf	\$ 9.46	\$728,676
	Lighting Install and Branch (EMT concealed)	77,020	gsf	\$ 5.85	\$450,846
	Lighting Control	77,020	gsf	\$ 2.66	\$204,940
	Fire Alarm, EMT concealed	77,020	gsf	\$ 2.48	\$191,322
	LV System Rough-in (Tele/Data)	77,020	gsf	\$ 1.18	\$91,085
	LV System (Tele/Data)	77,020	gsf	\$ 4.14	\$318,796
	Cable Tray	77,020	gsf	\$ 0.28	\$21,767
	Clock System, Hardwired - None			-	\$0
	Clocks, Wireless - OFOI			-	\$0
	A/V Systems - Allowance	1	ls	160,000	\$160,000
	A/V Rough-in	1	ls	60,000	\$60,000
	Public Address System - Not described in narrative			-	\$0
	Emergency and In-Carrier DAS System, Combined	77,020	gsf	\$ 4.11	\$316,452
	CCTV Rough-In	25	ea	\$ 1,800.00	\$45,000
	CCTV System	25	ea	\$ 5,400.00	\$135,000
	Access Control Rough-In	200	ea	\$ 1,440.00	\$288,000
	Access Control System (All Doors)	200	ea	\$ 4,800.00	\$960,000
	Security Devices	77,020	gsf	\$ 0.47	\$36,000
	Intercom (Front door, Gate Control)	1	ls	\$ 42,000.00	\$42,000
	PV System - Included on Summary Page			\$ -	\$0
	<b>SUBTOTAL ELECTRICAL</b>	<b>77,020</b>	<b>BGSF</b>	<b>\$80.92</b>	<b>\$6,232,161</b>
<b>E10 EQUIPMENT</b>					
	<b>Commercial Equipment</b>				
	Kitchen Equip. and Food Service Casework for Cafeteria and Grab & Go	1	ls	750,000	\$750,000
	<b>Residential Equipment</b>				
	Breakroom Appliance Packages (comparable w/ Helen Sommers)	4	ea	17,540.00	\$70,160
	<b>Other Equipment</b>				
	Projection Screens (large size, electronic)	2	ea	10,000.00	\$20,000
	Misc Equipment Allowance	77,020	gsf	1.00	\$77,020
	Security Station Equipment - Included below			-	\$0
	<b>SUBTOTAL EQUIPMENT</b>	<b>77,020</b>	<b>BGSF</b>	<b>\$11.91</b>	<b>\$917,180</b>
<b>E20 CASEWORK &amp; FURNISHINGS</b>					
	<b>Fixed Casework</b>				
	Cafeteria and Grab and Go Food Service Casework - Incl w/ Equip.			-	\$0

<b>DETAILED ESTIMATE</b>					
No.	Description	Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
	Hearing Room Fixed Casework (includes fixed wood pews and stepped podium)	1	ls	150,000	\$150,000
	Office Program Fixed Casework & Misc. Millwork - Allowance	77,020	gsf	5.00	\$385,100
	<b>Window Treatment</b>				
	Roller Shades	77,020	gsf	4.00	\$308,080
	<b>Moveable Furnishings</b>				
	EXCLUDED			-	\$0
	<b>SUBTOTAL FURNISHINGS</b>	<b>77,020</b>	<b>BGSF</b>	<b>\$10.95</b>	<b>\$843,180</b>
<b>F10 SPECIAL CONSTRUCTION</b>					
	<b>Special Facilities</b>				
	Security Station in Main Lobby / Reception	1	ls	100,000	\$100,000
	<b>SUBTOTAL SPECIAL CONSTRUCTION</b>	<b>77,020</b>	<b>BGSF</b>	<b>\$1.30</b>	<b>\$100,000</b>
<b>F20 SELECTIVE BUILDING DEMOLITION</b>					
	<b>Whole Building Demolition</b>				
	See Sitework			\$ -	\$0
	<b>Building Structural Demolition</b>				
	North Bar - Slab on Grade (includes sawcutting, and removal)	9,600	sf	\$ 9.00	\$86,400
	<b>Building Exterior Demolition</b>				
	North Bar - Glazing Assemblies	4,390	ea	\$ 8.00	\$35,120
	Roof Tear Off - Included w/ Roofing			\$ -	\$0
	<b>Building Interior Demolition</b>				
	North Bar - Complete Gut of Existing Building Interiors and MEP	18,100	gsf	\$ 11.00	\$199,100
	Removal and Storage of Artwork and Historic Casework - By Owner			\$ -	\$0
	<b>Misc.</b>				
	Supervision, Hauling & Dump Fees	15%	on	\$320,620	\$48,093
	<b>Hazardous Components Abatement</b>				
	Allowance for Minimal Scope	18,100	gsf	\$ 3.00	\$54,300
	<b>SUBTOTAL SELECTIVE BUILDING DEMOLITION</b>	<b>77,020</b>	<b>BGSF</b>	<b>\$5.49</b>	<b>\$423,013</b>
<b>Z10 GENERAL REQUIREMENTS</b>					
	<b>General Conditions</b>				
	See Summary				
	<b>SUBTOTAL GENERAL REQUIREMENTS</b>	<b>77,020</b>	<b>BGSF</b>	<b>\$0.00</b>	<b>\$0</b>

Project Owner:	<b>WA State Department of Enterprise Services</b>	Architect:	Mithun
Project Name:	<b>Prichard Building Expansion / Rehabilitation</b>	Project Duration:	TBD
Project Location:	Olympia, WA	Building GSF:	77,020
Start Date:	TBD	Site Gross Area:	91,000
Estimate Date:	March 23, 2022		

<b>ESTIMATE SUMMARY</b>					
No.	Description	Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
G10	Site Preparation	91,000	sga	\$15.64	\$1,423,483
G20	Site Improvements	91,000	sga	\$14.40	\$1,310,380
G30	Site Civil / Mech Utilities	91,000	sga	\$7.22	\$657,250
G40	Site Electrical Utilities	91,000	sga	\$10.02	\$912,000
G50	Other Site Construction	91,000	sga	\$0.00	\$0
<b>Sitework Subtotal</b>					<b>\$4,303,113</b>
Estimating / Design Contingency				15.00%	\$645,467
Contractor Mark Up (Overhead, Profit, Insurance, P&P Bond & Sub Bonds)					See Summary
Escalation to Mid-Point (See Summary)					See Summary
<b>SITE CONSTRUCTION TOTAL</b>		91,000	BGSF	\$54.38	<b>\$4,948,580</b>
Estimate excludes soft costs such as design fees, permits, testing / inspections, construction change order contingencies, loose fixtures / furnishings and sales tax.					

<b>DETAILED ESTIMATE</b>		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
<b>G10 SITE PREPARATON</b>					
	<b>Mobilization</b>	1	ls	75,000.00	\$75,000
	<b>Site Demolition &amp; Relocation</b>				
	Buildings Demolition				
	Stacks	40,900	gsf	10.00	\$409,000
	Site Clearing, Demo of Paving, Retaining Walls, Misc...	91,000	sf	1.50	\$136,500
	<b>Site Earthwork</b>				
	TESC and Tree Protection (incl. maintenance)	91,000	sga	0.70	\$63,700
	Dewatering for Basement Construction	17	weeks	10,000.00	\$170,000
	Excavation				
	Basement Excavation and Backfill - Included w/ Building Est.			-	\$0
	Cuts / Fill Allowance (assumes 100% imported / exported)	6,741	cy	45.00	\$303,333
	Grading	91,000	sf	0.75	\$68,250
	<b>Hazardous Waste Remediation</b>				
	Hazardous Materials Abatement in Demolished Building - Minor	40,900	gsf	3.00	\$122,700
	Existing Tank and Misc. Contaminated Soils Mitigation - Allowance	1	ls	75,000.00	\$75,000
	<b>SUBTOTAL SITE PREPARATON</b>	<b>91,000</b>	<b>SGA</b>	<b>\$15.64</b>	<b>\$1,423,483</b>
<b>G20 SITE IMPROVEMENTS</b>					
	<b>Site Paving / Concrete Work (Base Courses Included)</b>				
	Asphalt Paving, Parking - 3" over 8" base	23,215	sf	5.00	\$116,075
	Water Street, New Paving (15th Ave to 16th Ave) w/ Traffic Control	7,000	sf	15.00	\$105,000
	16th Ave, New Paving w/ Traffic Control	4,000	sf	15.00	\$60,000
	Curbs	1,260	lf	30.00	\$37,800
	Curb and Gutter	490	lf	45.00	\$22,050
	15th Ave Paving (Area North of Building) - Allowance	10,265	sf	5.00	\$51,325
	Woonerf Paving w/ Pavers & Amenities - See Add Alternate			-	\$0
	Concrete Sidewalks	9,216	sf	7.50	\$69,120
	Stairs on Grade, Riser	187	lf	25.00	\$4,675
	Striping (ADA striping counted as a stall)	64	stalls	50.00	\$3,200
	Signage (ADA, Stop, Etc...)	1	ls	10,000.00	\$10,000
	<b>Site Development</b>				
	Retaining / Planter Walls	845	lf	375.00	\$316,875
	Water Proofing @ Planters	2,070	sf	13.00	\$26,910
	Site Furnishings, Seatwalls, Handrails, Fencing - Allowance	91,000	sga	1.00	\$91,000
	Monument Sign	1	ls	30,000.00	\$30,000
	Trash Enclosure	1	ls	30,000.00	\$30,000
	<b>Landscaping</b>				
	Plantings w/ Irrigation & Imported Topsoil	29,100	sf	6.50	\$189,150
	Bioretention Water Planting Area - Allowance	1,100	sf	12.00	\$13,200
	New Trees	43	ea	500.00	\$21,500

<b>DETAILED ESTIMATE</b>		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
	Remove Invasive Species and Restoration- Allowance	15,000	sf	7.50	\$112,500
	<b>SUBTOTAL SITE IMPROVEMENTS</b>	<b>91,000</b>	<b>SGA</b>	<b>\$14.40</b>	<b>\$1,310,380</b>
<b>G30 SITE CIVIL / MECHANICAL UTILITIES</b>					
	<b>Water Service</b>				
	Service Meter, Backflow in Vault	1	ls	\$ 20,000	\$20,000
	Double Check in Vault - Inside Building			\$ -	\$0
	PIV	2	ea	\$ 2,500.00	\$5,000
	Water Lines (includes Tee's and Gate Valves)				
	4" Ductile Iron	150	lf	\$ 85.00	\$12,750
	6" Ductile Iron	400	lf	\$ 90.00	\$36,000
	8" Ductile Iron	300	lf	\$ 95.00	\$28,500
	12" Ductile Iron	500	lf	\$ 105.00	\$52,500
	Hydrant Assemblies	3	ea	\$ 5,000.00	\$15,000
	Tie-in at Existing	2	ea	\$ 5,500.00	\$11,000
	Irrigation included w/ Landscaping above			\$ -	\$0
	<b>Sanitary Sewer Systems</b>				
	Sewer Lines				
	6" PVC	200	lf	\$ 40.00	\$8,000
	8" PVC	500	lf	\$ 45.00	\$22,500
	Manholes	2	ea	\$ 3,500.00	\$7,000
	Clean Out	2	ea	\$ 250.00	\$500
	Tie-in at Existing	1	ea	\$ 5,500.00	\$5,500
	<b>Storm Sewer Systems</b>				
	Drain Lines				
	8" Storm Drain Pipe	600	lf	\$ 45.00	\$27,000
	12" Storm Drain Pipe	600	lf	\$ 55.00	\$33,000
	18" Storm Dain Pipe	200	lf	\$ 65.00	\$13,000
	6" Roof Drain & Yard Drain Pipe	1,400	lf	\$ 35.00	\$49,000
	Footing Drain - Included w/ Building				
	Clean Outs	20	ea	\$ 250.00	\$5,000
	Yard Drain	5	ea	\$ 1,000.00	\$5,000
	Catch Basin	20	ea	\$ 2,500.00	\$50,000
	Catch Basin w/ Storm Filter	1	ea	\$ 15,000.00	\$15,000
	Water Quality Treatment Vault / Modular Wetland	1	ea	\$ 75,000	\$75,000
	Tie-in at Existing	2	ea	\$ 5,500.00	\$11,000
	<b>Other Civil / Mechanical Utilities</b>				
	CUP Utility Tunnel - Piping Included w/ Building	200	lf	\$ 750	\$150,000
	Natural Gas Connection - None			-	\$0
	<b>SUBTOTAL SITE CIVIL / MECHANICAL UTILITIES</b>	<b>91,000</b>	<b>SGA</b>	<b>\$7.22</b>	<b>\$657,250</b>

<b>DETAILED ESTIMATE</b>		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
No.	Description				
<b>G40 SITE ELECTRICAL UTILITIES</b>					
	<b>Electrical and Telecom Utilities</b>				
	Electrical Utility - Primary (12.47kV campus system, new 1500kVA substation/pad mount (future dual fed) backflow prevention)	1	ls	\$ 420,000	\$420,000
	Tele/Data Utility (3-4" incoming provider and owner)	1	ls	\$ 55,000	\$55,000
	Site Lighting & Power	1	ls	\$ 175,000	\$175,000
	Car Chargers (8 car chargers, assume 4 dual chargers)	1	ls	\$ 172,000	\$172,000
	Traffic Access Control	1	ls	\$ 30,000	\$30,000
	Site Demo (Demo service conduits serving existing building and existing parking)	1	ls	\$ 60,000	\$60,000
	<b>SUBTOTAL SITE ELECTRICAL UTILITIES</b>	<b>91,000</b>	<b>SGA</b>	<b>\$10.02</b>	<b>\$912,000</b>
<b>G50 OTHER SITE CONSTRUCTION</b>					
					\$0
	<b>SUBTOTAL OTHER SITE CONSTRUCTION</b>	<b>91,000</b>	<b>SGA</b>	<b>\$0.00</b>	<b>\$0</b>
<b>Z10 GENERAL REQUIREMENTS</b>					
	<b>General Conditions</b>				
	See Summary				
	<b>SUBTOTAL GENERAL REQUIREMENTS</b>	<b>91,000</b>	<b>SGA</b>	<b>\$0.00</b>	<b>\$0</b>

<b>DETAILED ALTERNATE ESTIMATES</b>		Quantity	Unit of Measure	Unit Cost	Total Estimated Cost
Alt No.	Description				
<b>1 Woonerf in lieu of 15th Ave Paving Repair</b>					
	<b>Site Paving / Concrete Work (Base Courses Included)</b>				
	DEDUCT: 15th Ave Paving (North of Building) - Allowance	(10,265)	sf	5.00	(\$51,325)
	ADD: Woonerf Paving w/ Pavers & Amenities	10,265	sf	40.00	\$410,600
	<b>SUBTOTAL</b>				<b>\$359,275</b>
	Contingency			15.00%	\$53,891
	GCCM Mark ups (Risk Contingency, Bonds, GCs & Fee)			21.3%	\$88,000
	Escalation to Mid-Point - EXCLUDED				\$0
	<b>TOTAL ESTIMATED CONSTRUCTION COSTS</b>				<b>\$501,166</b>
<b>2 CLT Mass Timber System in lieu of Structural Steel @ East End</b>					
	<b>Structural Steel</b>				
	East End Floor & Roof Structure (includes columns, beams and braces)				
	L2, L3 Steel Framing (18,770 sf @ 14 psf allowance)	262,780	lbs	\$ (3.00)	(\$788,340)
	Roof Steel Framing (9,385 sf @ 10 psf allowance)	93,850	lbs	\$ (3.00)	(\$281,550)
	Metal Floor Deck	18,770	sf	\$ (5.50)	(\$103,235)
	Metal Roof Deck	9,385	sf	\$ (5.00)	(\$46,925)
	L2 & L3 Topping Slabs, 3.5" Avg. Slab with Reinforcing	18,770	sf	\$ (7.50)	(\$140,775)
	Structural Steel Fireproofing @ New Steel Framing Areas Only	28,155	sf	\$ (5.00)	(\$140,775)
	<b>Mass Timber Framing (Exposed)</b>				
	CLT Panels	28,155	sf	35.00	\$985,425
	Glulam Beam Framing	28,155	sf	25.00	\$703,875
	Topping Slabs	18,770	sf	6.50	\$122,005
	Acoustical Membrane	18,770	sf	5.25	\$98,543
	Ceiling Finish Premium (ACT changes to acoustical clouds)	28,155	sf	8.00	\$225,240
	MEP Premium (exposed systems routing)	28,155	sf	10.00	\$281,550
	<b>SUBTOTAL</b>				<b>\$915,038</b>
	Contingency			15.00%	\$137,256
	GCCM Mark ups (Risk Contingency, Bonds, GCs & Fee)			21.3%	\$224,128
	Escalation to Mid-Point - EXCLUDED				\$0
	<b>TOTAL ESTIMATED CONSTRUCTION COSTS</b>				<b>\$1,276,421</b>
<b>3 Add Rainwater Capture System</b>					
	<b>Plumbing</b>				
	Rainwater Capture System	1	ls	332,000.00	\$332,000
	<b>SUBTOTAL</b>				<b>\$332,000</b>
	Contingency			15.00%	\$49,800
	GCCM Mark ups (Risk Contingency, Bonds, GCs & Fee)			21.3%	\$81,320
	Escalation to Mid-Point - EXCLUDED				\$0
	<b>TOTAL ESTIMATED CONSTRUCTION COSTS</b>				<b>\$463,120</b>



<b>4 Delete Removal of Invasive Species and Restoration</b>					
	<b>Landscaping</b>				
	Allowance	(15,000)	sf	7.50	(\$112,500)
	<b>SUBTOTAL</b>				<b>(\$112,500)</b>
	Contingency			15.00%	(\$16,875)
	GCCM Mark ups (Risk Contingency, Bonds, GCs & Fee)			21.3%	(\$27,556)
	Escalation to Mid-Point - EXCLUDED				\$0
	<b>TOTAL ESTIMATED CONSTRUCTION COSTS</b>				<b>(\$156,931)</b>
<b>5 Delete Operable Windows w/ Contact Sensors Tied To Bldg BMS</b>					
	<b>Exterior Enclosure</b>				
	Premium for Operable Windows	(17,391)	sf	5.00	(\$86,957)
	<b>Building Controls</b>				
	BMS Integration with Contact Sensors for Operable Windows	77,020	gsf	(1.75)	(\$134,785)
	<b>SUBTOTAL</b>				<b>(\$221,742)</b>
	Contingency			15.00%	(\$33,261)
	GCCM Mark ups (Risk Contingency, Bonds, GCs & Fee)			21.3%	(\$54,313)
	Escalation to Mid-Point - EXCLUDED				\$0
	<b>TOTAL ESTIMATED CONSTRUCTION COSTS</b>				<b>(\$309,316)</b>
<b>6 Delete Increased Controls for Wider Thermal Comfort Range</b>					
	<b>Building Controls</b>				
	Controls Upgrade (includes HVAC contractor mark up)	77,020	gsf	(2.45)	(\$188,956)
	<b>SUBTOTAL</b>				<b>(\$188,956)</b>
	Contingency			15.00%	(\$28,343)
	GCCM Mark ups (Risk Contingency, Bonds, GCs & Fee)			21.3%	(\$46,282)
	Escalation to Mid-Point - EXCLUDED				\$0
	<b>TOTAL ESTIMATED CONSTRUCTION COSTS</b>				<b>(\$263,582)</b>

<b>7 Delete Basement Area (GL 16 &amp; E to GL 21.33 &amp; G)</b>					
<b>Foundations &amp; Slab on Grade</b>					
Wash (moves up to level 1)				\$ -	\$0
<b>Basement</b>					
DEDUCT: Basement Excavation and Export	(2,308)	cy	\$ 45.00		(\$103,847)
DEDUCT: Imported Backfill	(2,308)	cy	\$ 50.00		(\$115,385)
DEDUCT: 14" CIP Basement Walls	(1,295)	sf	\$ 78.00		(\$101,010)
DEDUCT: Interior Furred GWB Assembly w/ R-19 Mineral Wool	(340)	sf	\$ 11.00		(\$3,740)
DEDUCT: Below Grade Waterproofing Assembly	(1,295)	sf	\$ 13.50		(\$17,483)
<b>Superstructure</b>					
DEDUCT: Steel Floor Structure (3,000 sf @ 17 psf allowance)	(51,000)	lbs	\$ 3.00		(\$153,000)
DEDUCT: Topping Slabs, 5.5" Avg. Slab with Heavy Reinforcing	(3,000)	sf	\$ 10.00		(\$30,000)
<b>Interiors</b>					
DEDUCT: Interior Construction & Finished Allowance	(3,000)	gsf	\$ 30.00		(\$90,000)
<b>Building Systems</b>					
DEDUCT: HVAC System GSF Reduction	(3,000)	gsf	\$ 40.00		(\$120,000)
DEDUCT: Electrical System GSF Reduction	(3,000)	gsf	\$ 30.00		(\$90,000)
DEDUCT: Fire Sprinkler System	(3,000)	gsf	\$ 6.00		(\$18,000)
<b>SUBTOTAL</b>					<b>(\$842,464)</b>
Contingency				15.00%	(\$126,370)
GCCM Mark ups (Risk Contingency, Bonds, GCs & Fee)				21.3%	(\$206,352)
Escalation to Mid-Point - EXCLUDED					\$0
<b>TOTAL ESTIMATED CONSTRUCTION COSTS</b>	<b>(3,000)</b>	<b>gsf</b>	<b>\$391.73</b>		<b>(\$1,175,186)</b>



**PRELIMINARY FURNITURE BUDGET ESTIMATE****March 23, 2022**

SPACE	UNITS	UNIT COST	TOTAL
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**Pritchard Rehabilitation / Expansion**

<b>House</b>			
Member offices	35	\$7,200.00	\$252,000
LA offices	35	\$6,000.00	\$210,000
Intern workstations	15	\$5,400.00	\$81,000
Large conference rooms	4	\$14,400.00	\$57,600
Small conference rooms	2	\$7,200.00	\$14,400
Briefing Room	2	\$3,600.00	\$7,200
PRO Offices (Optional)	3	\$6,000.00	\$18,000
Subtotal			\$640,200

<b>Shared</b>			
Waiting	2	\$4,800.00	\$9,600
Reception	2	\$5,400.00	\$10,800
Breakrooms	2	\$3,600.00	\$7,200
Copy rooms/supplies	2		\$0
Informal Meeting Rooms	2	\$4,800.00	\$9,600
Storage	1	\$3,600.00	\$3,600
Subtotal			\$40,800

<b>Public Space</b>			
Large hearing room	1	\$11,400.00	\$11,400
Caucus/meeting rooms	2	\$7,200.00	\$14,400
Security Office	1	\$3,600.00	\$3,600
Washington Room		\$4,200.00	\$0
Lactation/Quiet Room	1	\$1,800.00	\$1,800
Subtotal			\$31,200

**PRELIMINARY FURNITURE BUDGET ESTIMATE**

**March 23, 2022**

SPACE	UNITS	UNIT COST	TOTAL
<b>Code Reviser</b>			
Private offices			
RCW Director/Attorney	1	\$6,000.00	\$6,000
RCW Attorney	8	\$6,000.00	\$48,000
RCW Checkers	4	\$6,000.00	\$24,000
WAC Register Editors	2	\$6,000.00	\$12,000
Professional Staff	3	\$6,000.00	\$18,000
Shared offices			
RCW Proofreaders	2	\$7,200.00	\$14,400
OTS Proofreaders	1	\$7,200.00	\$7,200
Register Proofreaders	1	\$7,200.00	\$7,200
Reception Waiting Area	1	\$5,400.00	\$5,400
Workstations			
Reception Workstations	3	\$5,400.00	\$16,200
RCW Editorial Assistants	6	\$5,400.00	\$32,400
WAC/Register Editorial Assistants	4	\$5,400.00	\$21,600
OTS Editor	1	\$5,400.00	\$5,400
OTS Editorial Assistants	2	\$5,400.00	\$10,800
Session Support (WAC and Register)	1	\$5,400.00	\$5,400
Session Support (RCW)	1	\$5,400.00	\$5,400
Session Attorney	1	\$5,400.00	\$5,400
Print shop	1		\$0
Library	1		\$0
File storage			
Current Bill Draft Storage	1	\$3,000.00	\$3,000
4 Year Bill Storage	1	\$3,000.00	\$3,000
Register and Archived WAC Storage	1	\$3,000.00	\$3,000
Copy rooms	2		\$0
Breakroom	1	\$3,600.00	\$3,600
Conference	1	\$10,500.00	\$10,500
Storage			
		Subtotal	\$267,900

**PRELIMINARY FURNITURE BUDGET ESTIMATE****March 23, 2022**

SPACE	UNITS	UNIT COST	TOTAL
-------	-------	-----------	-------

<b>LSS Photo</b>			
Studio	1	\$2,200.00	\$2,200
Workstations	6	\$5,400.00	\$32,400
		Subtotal	\$34,600

<b>Leg Tech (LSC)</b>			
Reception	1	\$4,800.00	\$4,800
Help desk workstations	15	\$5,040.00	\$75,600
Private offices	4	\$7,200.00	\$28,800
Equipment staging	1	\$2,400.00	\$2,400
Equipment storage	1	\$3,600.00	\$3,600
Copy Room	1		\$0
Break Room	1	\$2,360.00	\$2,360
AV equipment storage and staging	1	\$4,200.00	\$4,200
Conference room	1	\$10,800.00	\$10,800
Training room	1	\$4,200.00	\$4,200
Kitchen			\$0
Quiet Room			\$0
Empty Offices (not used)			\$0
Digital support workstations	10	\$5,040.00	\$50,400
		Subtotal	\$187,160

<b>Public Space</b>			
Cafeteria	1	\$13,200.00	\$13,200
Kitchen	1		\$0
Café		\$6,000.00	\$0
		Subtotal	\$13,200

<b>Third House</b>			
Third House	1	\$1,800.00	\$1,800
		Subtotal	\$1,800

PRITCHARD SUBTOTAL FURNITURE COSTS	\$1,216,860
Estimated frieght, delivery, and install	\$219,035
10% contingency	\$143,589
<b>Total</b>	<b>\$1,579,484</b>

*Does not include sales tax*





**Life Cycle Cost Analysis - Project Summary**

<b>Agency</b>	DES (Hose of Represenativeives, Third House, Legislative Service Center, & Code Revisor)
<b>Project Title</b>	Legislative Campus Modernization (Pritchard Rehabilitation Expansion)

<b>Existing Description</b>	Lease-#1 House, #2 Leg-Tech (LSC), #3 LSS Photo, #4 Code Revisor, #5 Public, #6 Third House
-----------------------------	---

<b>Lease Option 1 Description</b>	New full-serviced lease in Olympia at high market rate. This option assumes a newly constructed facility.
-----------------------------------	---

<b>Lease Option 2 Description</b>	
-----------------------------------	--

<b>Ownership Option 1 Description</b>	LCM Predesign Phase 3: Pritchard Rehabilitation/Expansion Option A
---------------------------------------	--

<b>Ownership Option 2 Description</b>	
---------------------------------------	--

<b>Ownership Option 3 Description</b>	
---------------------------------------	--

Lease Options Information	Existing Lease	Lease Option 1	Lease Option 2
Total Rentable Square Feet	29,947	77,020	-
Annual Lease Cost (Initial Term of Lease)	\$ 604,617	\$ 3,107,769	\$ -
Full Service Cost/SF (Initial Term of Lease)	\$ 20.19	\$ 40.35	\$ -
Occupancy Date	n/a	9/1/2026	
Project Initial Costs	n/a	\$ 3,467,645	\$ -
Persons Relocating	162	162	-
RSF/Person Calculated	185	475	-

Ownership Information	Ownership 1	Ownership 2	Ownership 3
Total Gross Square Feet	77,020	-	-
Total Rentable Square Feet	46,210	-	-
Occupancy Date	9/1/2026		
Initial Project Costs	\$ 53,400	\$ -	\$ -
Est Construction TPC (\$/GSF)	\$ 2,037	\$ -	\$ -
RSF/Person Calculated	285	-	-

**Financial Analysis of Options**

		Yes	Yes	Yes	No	No	Yes	No	No	No	Yes	No	No	No	Yes	No
Display Option?		Yes	Yes	Yes	No	No	Yes	No	No	No	Yes	No	No	No	Yes	No
Financial Comparisons		Existing Lease	Lease 1	Lease 2	Ownership 1				Ownership 2				Ownership 3			
Years	Financing Means	Current	Current	Current	GO Bond	COP	COP Deferred *	63-20	GO Bond	COP	COP Deferred	63-20	GO Bond	COP	COP Deferred	63-20
20	20 Year Cumulative Cash	\$ 27,111,968	\$ 98,783,999	\$ -			\$ 177,808,980				\$ -				\$ -	
	20 Year Net Present Value	\$ 44,581,212	\$ 162,410,145	\$ -			\$ 281,576,023				\$ -				\$ -	
	Lowest Cost Option (Analysis Period)	1	2				3									

The best NPV result for the 20 year analysis period is the Existing Lease option using Current financing. This option becomes the best financial alternative in 2022.

		Yes	Yes	Yes	No	No	Yes	No	No	No	Yes	No	No	No	Yes	No
Display Option?		Yes	Yes	Yes	No	No	Yes	No	No	No	Yes	No	No	No	Yes	No
Financial Comparisons		Existing Lease	Lease 1	Lease 2	Ownership 1				Ownership 2				Ownership 3			
Years	Financing Means	Current	Current	Current	GO Bond	COP	COP Deferred *	63-20	GO Bond	COP	COP Deferred	63-20	GO Bond	COP	COP Deferred	63-20
30	30 Year Cumulative Cash	\$ 62,765,414	\$ 228,316,389	\$ -			\$ 268,152,960				\$ -				\$ -	
	30 Year Net Present Value	\$ 141,546,111	\$ 514,692,925	\$ -			\$ 514,747,760				\$ -				\$ -	
	Lowest Cost Option (30 Years)	1	2				3									

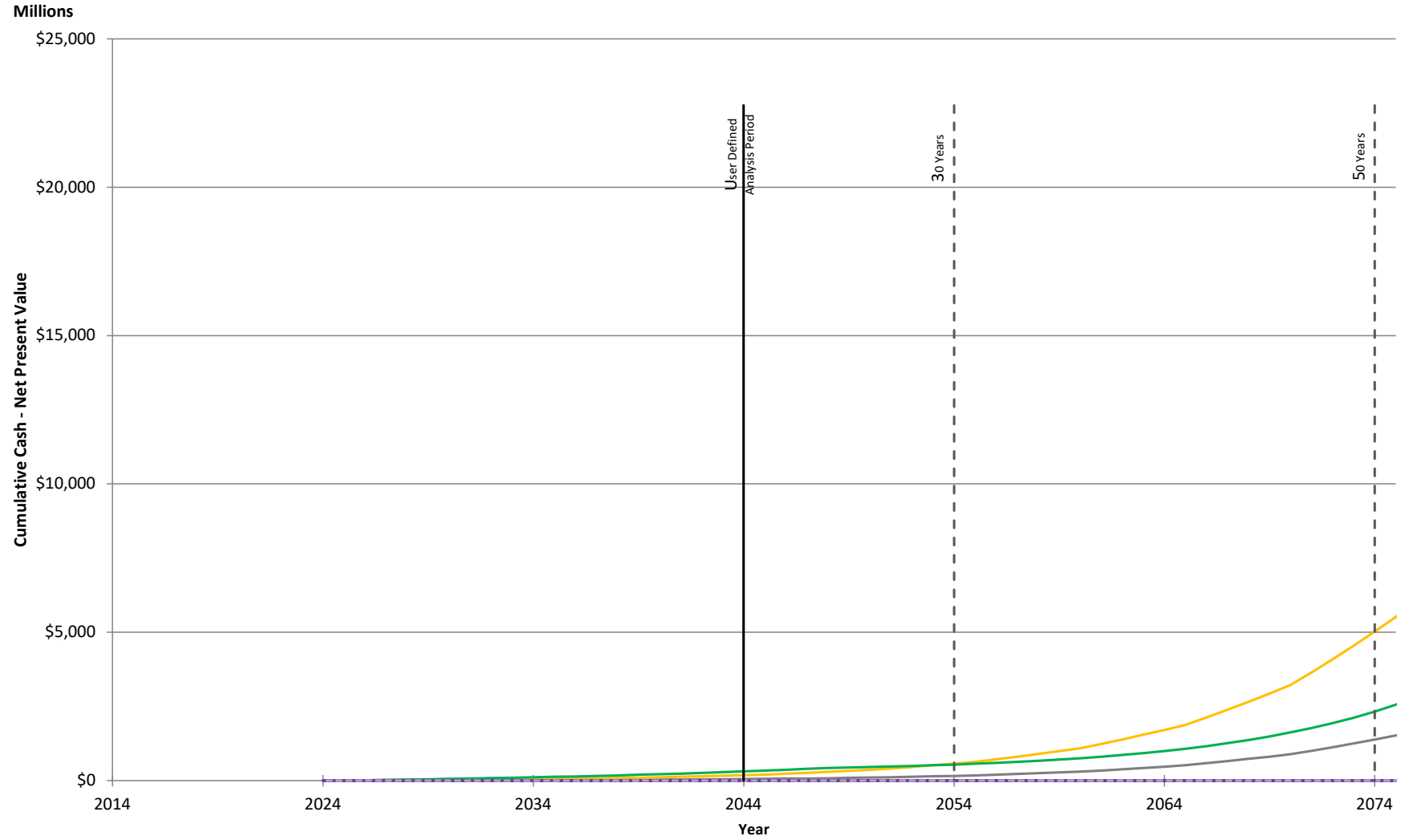
The best NPV result for the 30 year analysis period is the Existing Lease option using Current financing. This option becomes the best financial alternative in 2022.

		Yes	Yes	Yes	No	No	Yes	No	No	No	Yes	No	No	No	Yes	No
Display Option?		Yes	Yes	Yes	No	No	Yes	No	No	No	Yes	No	No	No	Yes	No
Financial Comparisons		Existing Lease	Lease 1	Lease 2	Ownership 1				Ownership 2				Ownership 3			
Years	Financing Means	Current	Current	Current	GO Bond	COP	COP Deferred *	63-20	GO Bond	COP	COP Deferred	63-20	GO Bond	COP	COP Deferred	63-20
50	50 Year Cumulative Cash	\$ 272,963,704	\$ 991,986,946	\$ -			\$ 573,155,666				\$ -				\$ -	
	50 Year Net Present Value	#####	#####	\$ -			#####				\$ -				\$ -	
	Lowest Cost Option (50 Years)	1	3				2									

The best NPV result for the 50 year analysis period is the Existing Lease option using Current financing. This option becomes the best financial alternative in 2022.

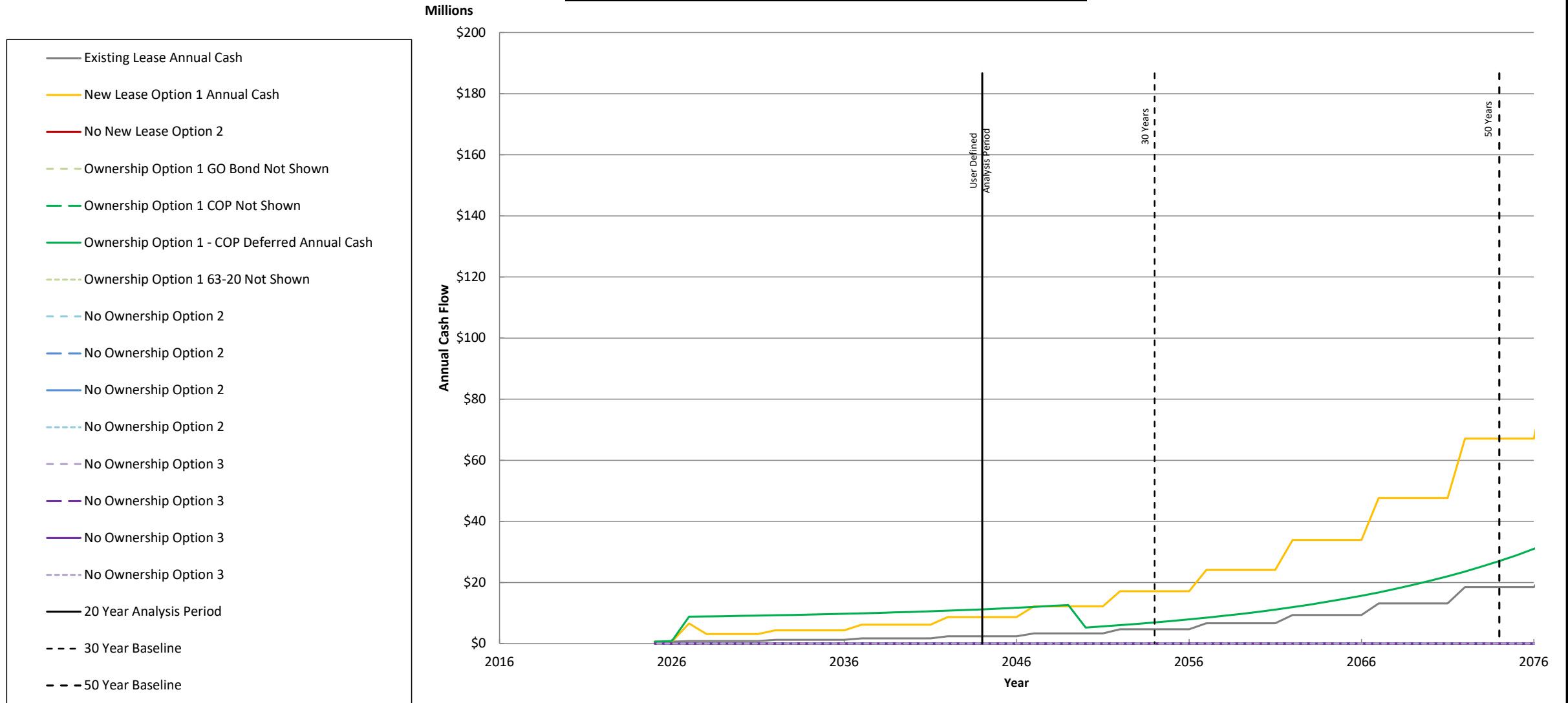
\* - Defers payment on principle for 2 years while the building is being constructed. See instructions on Capitalized Interest.

### Cumulative Cash - NPV of Exist, Lease, and Own Options



- NPV Existing Lease
- NPV New Lease Option 1
- No Lease Option 2
- - Ownership Option 1 GO Bond Not Shown
- - Ownership Option 1 COP Not Shown
- - NPV Ownership Option 1 - COP Deferred Principle
- - Ownership Option 1 63-20 Not Shown
- - No Ownership Option 2
- - No Ownership Option 2
- - No Ownership Option 2
- - No Ownership Option 2
- - No Ownership Option 3
- - No Ownership Option 3
- - No Ownership Option 3
- - No Ownership Option 3
- - No Ownership Option 3
- - No Ownership Option 3
- - 20 Year Analysis Period
- - 30 Year Baseline
- - 50 Year Baseline

### Annual Cash Flow of Existing, New Lease, and Own Options



**Financial Assumptions**

Date of Life Cycle Cost Analysis:	3/29/2022
Analysis Period Start Date	9/1/2024
User Input Years of Analysis	20

All assumptions subject to change to reflect updated costs and conditions.

	Lease Options			Ownership Option 1			Ownership Option 2			Ownership Option 3		
	Existing Lease	Lease Option 1	Lease Option 2	GO Bond	COP	63-20	GO Bond	COP	63-20	GO Bond	COP	63-20
Inflation / Interest Rate	7.064%	7.064%	7.064%	2.881%	2.981%	3.081%	2.881%	2.981%	3.131%	2.881%	2.981%	3.131%
Discount Rate	-3.814%	-3.814%	-3.814%	-3.814%	-3.814%	-3.814%	-3.814%	-3.814%	-3.814%	-3.814%	-3.814%	-3.814%
Length of Financing	N/A	N/A	N/A	25	25	25	25	25	25	25	25	25

See Financial Assumptions tab for more detailed information

COP Deferred and 63-20 Financing defer the payment on principle until construction completion.

**New Lease Assumptions**

Real Estate Transaction fees are 2.5% of the lease for the first 5 years and 1.25% for each year thereafter in the initial term of the lease.

Tenant Improvements are estimated at \$19 per rentable square foot.

IT infrastructure is estimated at \$1648.15 per person.

Furniture costs are estimated at \$7691.36 per person and do not include new workstations.

Moving Vendor and Supplies are estimated at \$329.63 per person.

**Default Ownership Options Assumptions**

Assumes a 2 month lease to move-in overlap period for outfitting building and relocation.

Assumes surface parking.

The floor plate of the construction option office building is 25,000 gross square feet.

The estimated total project cost for construction is \$506.63 per square foot.

See the Capital Construction Defaults tab for more construction assumptions.





**PRITCHARD REHABILITATION EXPANSION STUDY PHASE 3**

February 14, 2022

**A. Structural Options**

**OPTION A.2 - Estimated Quantities**

<b>Item</b>	<b>Quantity</b>	<b>Description</b>
<b>Stacks Replacement Area:</b>	50'x150'	
Demolition	Entire Stacks structure	50'x100' footprint, 7 concrete-framed levels and walls on three sides. Excavation to foundation level is 12 to 20 feet below grade
Augercast Piles	75	24" dia x 100' fully reinforced, installed in new excavated site
Pile caps	400 CY	Continuous foundations at perimeter & column line
Basement walls	14" thick heavily reinforced concrete walls	3 sides of new structure
Slab-on-ground	12" thick reinforced slab	Spanning to grade beams
L1 & L2 Steel Framing	17 psf	Not including braces
L1 & L2 Slab		4-1/2" concrete on 2" metal deck, heavily reinforced and headed studs on beams
L3 Steel Framing	14 psf	
L3 Slab		2-1/2" concrete on 2" metal deck, reinforced and headed studs on beams
Lateral Framing in Stacks	38 Buckling Restrained Braces	Price separately, not in steel weight
Roof Steel Framing	10 psf	plus stair and elevator penthouse
Roof Deck	3" metal deck	
Exterior Enclosure	Windows, curtain wall and stone	Cold Formed Steel Framing behind stone
Additional	Wall blast protection	Added perimeter welding for security protection
<b>North Bar:</b>		
Micropiles	82	100' long, installed with 16' headroom on the interior
Grouted Dowels	1000 epoxy grouted dowels	400 dowels to existing footings and walls to anchor to new pile caps. 600 dowels at floor & roof levels to new steel drag beams
Pile caps	80 CY	Pile caps to support columns, walls, and braces on micropiles
Slab-on-ground	40'x200'+15'x150	8" thick reinforced slab



New Steel Beams	16 Tons	Steel beams below First Floor and on top of roof to tie North Bar to the new Stacks
Concrete Crack Repairs	Estimated 100 feet	Epoxy injection of cracks in roof beams and slabs
FRP Wrap	4000 SF	30 columns at First Floor and partial beam ends
Additional	Repairs of concrete columns where mezzanine framing is removed along Grid F	
Basement Stair Wall Replacement	8 CY	Reinforced concrete beam, columns, pile cap, and piles to replace stair wall
<b>East End:</b>	50'x185'	
Augercast Piles	80	24" dia x 120' fully reinforced
Pile caps	75 CY	Pile caps
Slab-on-ground	12" thick reinforced slab	Spanning to pile caps
L2 & L3 Steel Framing	14 psf	
L2 & L3 Slab		2-1/2" concrete on 2" metal deck, reinforced and headed studs on beams
Lateral Framing in Stacks	30 Buckling Restrained Braces	Price separately, not in steel weight
Roof Steel Framing	10 psf	plus stair and elevator penthouse
Roof Deck	3" metal deck	
Exterior Enclosure	Windows, curtain wall and stone	Cold Formed Steel Framing behind stone
Additional	Wall blast protection	Added perimeter welding for security protection

## C-100(2021)

Updated June 2021

### Quick Start Guide

#### GENERAL INFORMATION

- 1) The C-100(2021) tool was created to align with the estimating application in the Capital Budgeting System (CBS). The intended use is to enable project managers to communicate their project cost estimates to budget officers in the standard format required for capital project budget requests/submittals to OFM.
- 2) This workbook is protected so that the worksheets within it cannot be moved or deleted in the usual manner. This protection is necessary to ensure that the cost estimate details and formulas align with the estimating application in the Capital Budgeting System.
- 3) The estimating format to develop the maximum allowable construction cost (MACC) is presented in Uniformat II.
- 4) Form-calculated costs such as A/E Basic Design Service fees and Agency Project Management costs are dependent on other estimated project costs such as Acquisition, MACC, Equipment, etc.
- 5) Project estimates generated with this tool are not sufficient for budget request submittals to OFM. Use the Capital Budgeting System to submit capital project budget requests.
- 6) Contact your assigned OFM Capital Budget Analyst with questions.

[OFM Capital Budget Analyst](#)

#### INSTRUCTIONS

- 1) Only green cells are available for data entry.
- 2) Fill in all known cells in the 'Summary' tab prior to moving on to the cost entry tabs A-G.
- 3) It is recommended, but not required, to fill out cost entry tabs in the following order:  
A. Acquisition, C. Construction Contracts, D. Equipment, G. Other Costs, B. Consultant Services, F. Project Management, then E. Artwork.
- 4) If additional rows are inserted to capture additional project costs, a description must be provided in the Notes column or within Tab H. Additional Notes. Be particularly detailed for additional costs estimated for contingencies and project management.

#### FORM-CALCULATED COSTS (FEE CALCULATIONS)

- 1) A/E Basic Design Services:  $AE\ Fee\ \% \times (MACC + Contingency)$
- 2) Design Services Contingency:  $Contingency\ \% \times Consultant\ Services\ Subtotal$
- 3) Construction Contingency:  $Contingency\ \% \times MACC$
- 4) Artwork:  $0.5\% \times Total\ Project\ Cost$
- 5) Agency Project Management (Greater than \$1million):  $(AE\ Fee\ \% - 4\%) \times (Acquisition\ Total + Consultant\ Services\ Total + MACC + Construction\ Contingency + Other\ Costs)$

**STATE OF WASHINGTON**  
**AGENCY / INSTITUTION PROJECT COST SUMMARY**

*Updated June 2021*

Agency	Department of Enterprise Services	
Project Name	LCM Predesign Phase 3: Pritchard Rehabilitation/Expansion Option A	
OFM Project Number		

**Contact Information**

Name	Lana Lisitsa	
Phone Number	(206) 971-3426	
Email	<a href="mailto:lanal@mithun.com">lanal@mithun.com</a>	

**Statistics**

Gross Square Feet	77,020	MACC per Square Foot	\$793
Usable Square Feet	46,210	Escalated MACC per Square Foot	\$893
Space Efficiency	60.0%	A/E Fee Class	B
Construction Type	Office buildings	A/E Fee Percentage	8.82%
Remodel	Yes	Projected Life of Asset (Years)	50

**Additional Project Details**

Alternative Public Works Project	Yes	Art Requirement Applies	Yes
Inflation Rate	3.28%	Higher Ed Institution	No
<a href="#">Sales Tax Rate %</a>	9.40%	Location Used for Tax Rate	Olympia
Contingency Rate	10%		
Base Month	January-22	OFM UFI# (from FPMT, if available)	
Project Administered By	DES		

**Schedule**

Predesign Start	April-21	Predesign End	March-22
Design Start	December-22	Design End	April-24
Construction Start	December-24	Construction End	August-26
Construction Duration	20 Months		

Green cells must be filled in by user

**Project Cost Estimate**

Total Project	<b>\$106,704,618</b>	Total Project Escalated	<b>\$119,402,261</b>
		Rounded Escalated Total	<b>\$119,402,000</b>

**STATE OF WASHINGTON**  
**AGENCY / INSTITUTION PROJECT COST SUMMARY**

*Updated June 2021*

Agency	Department of Enterprise Services	
Project Name	LCM Predesign Phase 3: Pritchard Rehabilitation/Expansion Option A	
OFM Project Number		

**Cost Estimate Summary**

Acquisition			
<b>Acquisition Subtotal</b>	<b>\$0</b>	<b>Acquisition Subtotal Escalated</b>	<b>\$0</b>

Consultant Services			
Predesign Services	\$265,767		
A/E Basic Design Services	\$4,424,043		
Extra Services	\$3,794,200		
Other Services	\$2,788,606		
Design Services Contingency	\$1,127,262		
<b>Consultant Services Subtotal</b>	<b>\$12,399,878</b>	<b>Consultant Services Subtotal Escalated</b>	<b>\$13,342,462</b>

Construction			
GC/CM Risk Contingency	\$2,462,831		
GC/CM or D/B Costs	\$11,203,496		
Construction Contingencies	\$7,211,244	Construction Contingencies Escalated	\$8,139,332
Maximum Allowable Construction Cost (MACC)	\$61,112,443	Maximum Allowable Construction Cost (MACC) Escalated	\$68,740,384
Sales Tax	\$7,707,061	Sales Tax Escalated	\$8,676,661
<b>Construction Subtotal</b>	<b>\$89,697,076</b>	<b>Construction Subtotal Escalated</b>	<b>\$100,981,561</b>

Equipment			
Equipment	\$2,039,236		
Sales Tax	\$191,688		
Non-Taxable Items	\$0		
<b>Equipment Subtotal</b>	<b>\$2,230,924</b>	<b>Equipment Subtotal Escalated</b>	<b>\$2,518,045</b>

Artwork			
<b>Artwork Subtotal</b>	<b>\$594,041</b>	<b>Artwork Subtotal Escalated</b>	<b>\$594,041</b>

Agency Project Administration			
Agency Project Administration Subtotal	\$0		
DES Additional Services Subtotal	\$0		
Other Project Admin Costs	\$0		
<b>Project Administration Subtotal</b>	<b>\$250,000</b>	<b>Project Administration Subtotal Escalated</b>	<b>\$282,175</b>

Other Costs			
<b>Other Costs Subtotal</b>	<b>\$1,532,699</b>	<b>Other Costs Subtotal Escalated</b>	<b>\$1,683,977</b>

Project Cost Estimate			
Total Project	<b>\$106,704,618</b>	Total Project Escalated	<b>\$119,402,261</b>
		Rounded Escalated Total	<b>\$119,402,000</b>

## Cost Estimate Details

Acquisition Costs					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Purchase/Lease					
Appraisal and Closing					
Right of Way					
Demolition					
Pre-Site Development					
Other					
Insert Row Here					
<b>ACQUISITION TOTAL</b>	<b>\$0</b>		<b>NA</b>	<b>\$0</b>	

Green cells must be filled in by user

## Cost Estimate Details

Consultant Services					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
<b>1) Pre-Schematic Design Services</b>					
Programming/Site Analysis					
Environmental Analysis	\$4,968				
Predesign Study	\$217,058				
Pre-design Phase 3 - Mithun	\$0				
Pre-design Phase 3 - BuildingWork	\$0				
Pre-design Phase 3 - Shannon & Wilson	\$0				
Storm Drain Scope	\$735				
Geotech	\$8,006				
Site Survey	\$35,000				
Pre-Schematic Validation	\$0				
Insert Row Here					
<b>Sub TOTAL</b>	<b>\$265,767</b>		<b>1.0300</b>	<b>\$273,741</b>	Escalated to Design Start
<b>2) Construction Documents</b>					
A/E Basic Design Services	\$4,158,043				69% of A/E Basic Services
Basic Services Fee Adjustment	\$266,000				Adjustment from MACC-based fee
Insert Row Here					
<b>Sub TOTAL</b>	<b>\$4,424,043</b>		<b>1.0524</b>	<b>\$4,655,863</b>	Escalated to Mid-Design
<b>3) Extra Services</b>					
Civil Design (Above Basic Svcs)	\$500,000				
Geotechnical Investigation	\$100,000				
Commissioning	\$51,000				
Site Survey	\$25,000				
Testing	\$0				
LEED Services	\$185,000				
Voice/Data Consultant	\$51,000				
Value Engineering	\$0				
Constructability Review	\$0				
Environmental Mitigation (EIS)	\$0				
Landscape Consultant	\$250,000				
Security and Access Consultant	\$100,000				
Lighting Consultant	\$90,000				
Document Reproduction	\$36,000				
Acoustical Consultant	\$75,000				
LEED Documentation	\$0				Moved to LEED Services above
Advertising	\$2,000				
Hazardous Materials Consultant	\$44,000				
VE Design Team Participation	\$0				incl in GCCM coordination
Constructibility Review	\$0				incl in GCCM coordination
Café Consultant	\$57,000				
Audio Visual and CATV Consultant	\$68,000				
SWPP, NOI & Permitting	\$13,000				
Energy Conservation Report (ELCCA)	\$44,000				Combine ELCCA, LCCA

FF&E Consultant	\$98,000			
Graphics and Signage Consultant	\$39,000			
Art Work Design Coordination	\$12,000			
SEPA Services	\$40,000			
Energy Modeling for Code	\$43,000			
Executive Order 13-03 (LCCA)	\$0			Redundant with LCCT
NPDES Design Services	\$12,500			
Arborist Survey/Tree Protection Plan	\$21,000			
Fire and Life Safety Consultant	\$14,500			
Security Consultant	\$0			Duplicate, see line 37
GCCM Coordination	\$83,000			
Bid Package Coordination	\$41,000			
Models and Animations	\$47,000			
Façade Material Mock-ups	\$0			In construction cost estimate
Photogrammetry	\$25,000			
Outreach	\$30,000			
Partnering/Alignment	\$27,000			
Elevator Consultant	\$10,200			
Emergency Responder Radio	\$11,000			
Photo Voltaic Design (NZE)	\$23,000			
Building Analysis and Modeling (NZE)	\$105,000			
Conformed Set	\$31,000			
Cx A/E Participation	\$69,000			
Historic Resources Documentation	\$64,000			
Site Electrical and Data	\$24,000			
Asbestos Abatement	\$0			In Construction Budget
Envelope Consultant	\$100,000			
Hardware Consultant	\$35,000			
Traffic and Parking Studies	\$50,000			
Art Restoration/Relocation	\$650,000			
Archeologist	\$50,000			
Tenant relocation and space planning	\$83,000			
LCCT Analysis	\$40,000			
Stone Cladding Consultant	\$125,000			
Historic Preservation Consultant	\$100,000			
Insert Row Here				
<b>Sub TOTAL</b>	<b>\$3,794,200</b>	<b>1.0524</b>	<b>\$3,993,017</b>	Escalated to Mid-Design
<b>4) Other Services</b>				
Bid/Construction/Closeout	\$1,868,106			31% of A/E Basic Services
HVAC Balancing	\$0			
Staffing	\$0			
Cx and Training	\$124,000			Line 92 HVAC balancing cost is in construction budget
Reimbursables /Reprographics	\$8,000			
Testing and Inspections	\$137,000			
Record Drawings	\$43,500			



Building Env CFR & Air/Water Testing	\$150,000				
Enhanced CA	\$296,000				Calculated adjustment for GCCM Delivery
Geotechnical CA Services	\$83,000				
Arborist Inspection and Monitoring	\$23,000				
Artwork Installation Coordination	\$6,000				
Adjustment for GCCM delivery					In Enhanced CA above
Historic Preservation Consultant CA	\$50,000				
Insert Row Here					
<b>Sub TOTAL</b>	<b>\$2,788,606</b>	<b>1.1287</b>	<b>\$3,147,500</b>		Escalated to Mid-Const.
<b>5) Design Services Contingency</b>					
Design Services Contingency	\$1,127,262				
Other					
Insert Row Here					
<b>Sub TOTAL</b>	<b>\$1,127,262</b>	<b>1.1287</b>	<b>\$1,272,341</b>		Escalated to Mid-Const.
<b>CONSULTANT SERVICES TOTAL</b>	<b>\$12,399,878</b>		<b>\$13,342,462</b>		

Green cells must be filled in by user

## Cost Estimate Details

Construction Contracts				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
<b>1) Site Work</b>				
G10 - Site Preparation	\$1,423,483			
G20 - Site Improvements	\$1,310,380			
G30 - Site Mechanical Utilities	\$657,250			
G40 - Site Electrical Utilities	\$912,000			
G60 - Other Site Construction	\$0			
Hillside Stabilization	\$2,424,873			GB / Pile Wall. Additional \$1.1M in construction contingency (C72)
Estimating / Design Contingency	\$1,009,198			15% of items above total
Escalation Contingency	\$170,526			Missing in Phase 2
Insert Row Here				
<b>Sub TOTAL</b>	<b>\$7,907,710</b>	<b>1.0987</b>	<b>\$8,688,202</b>	
<b>2) Related Project Costs</b>				
Offsite Improvements				
City Utilities Relocation				
Parking Mitigation				
Stormwater Retention/Detention				
Other				
Insert Row Here				
<b>Sub TOTAL</b>	<b>\$0</b>	<b>1.0987</b>	<b>\$0</b>	
<b>3) Facility Construction</b>				
A10 - Foundations	\$5,049,716			
A20 - Basement Construction	\$763,765			
B10 - Superstructure	\$6,014,284			
B20 - Exterior Closure	\$8,940,423			
B30 - Roofing	\$1,049,788			
C10 - Interior Construction	\$3,510,465			
C20 - Stairs	\$480,000			
C30 - Interior Finishes	\$2,878,400			
D10 - Conveying	\$600,000			
D20 - Plumbing Systems	\$995,453			
D30 - HVAC Systems	\$5,782,952			
D40 - Fire Protection Systems	\$462,120			
D50 - Electrical Systems	\$6,232,161			
F10 - Special Construction	\$100,000			
F20 - Selective Demolition	\$423,013			
General Conditions				
E10 - CFCI Equipment	\$917,180			
E-20 - Casework & Furnishings	\$843,180			
Photovoltaic Array	\$224,400			Plug for PVs based on Phase 2 amount escalated by 10%. It is unclear what amount of PVs, if any, can be installed due to campus infrastructure limitations.
Estimating / Design Contingency	\$6,790,095			15% of items above total

Escalation Contingency	\$1,147,338			Adds 0.72% escalation to OFM rate to equate to a total of 4% per year.
Insert Row Here				
<b>Sub TOTAL</b>	<b>\$53,204,733</b>	<b>1.1287</b>	<b>\$60,052,182</b>	
<b>4) Maximum Allowable Construction Cost</b>				
<b>MACC Sub TOTAL</b>	<b>\$61,112,443</b>		<b>\$68,740,384</b>	

<b>5) GCCM Risk Contingency</b>				
GCCM Risk Contingency	\$1,833,373			
Sub Bonds	\$629,458			
Insert Row Here				
<b>Sub TOTAL</b>	<b>\$2,462,831</b>	<b>1.1287</b>	<b>\$2,779,798</b>	
<b>6) GCCM or Design Build Costs</b>				
GCCM Fee	\$4,195,968			
Bid General Conditions	\$6,357,527			
GCCM Preconstruction Services	\$650,000			
Other				
Insert Row Here				
<b>Sub TOTAL</b>	<b>\$11,203,496</b>	<b>1.1287</b>	<b>\$12,645,386</b>	
<b>7) Construction Contingency</b>				
Allowance for Change Orders	\$6,111,244			
Other				
Allowance for Geotechnical Unknowns	\$1,100,000			Increased by 10% relative to 2020 estimate
Insert Row Here				
<b>Sub TOTAL</b>	<b>\$7,211,244</b>	<b>1.1287</b>	<b>\$8,139,332</b>	
<b>8) Non-Taxable Items</b>				
Other				
Insert Row Here				
<b>Sub TOTAL</b>	<b>\$0</b>	<b>1.1287</b>	<b>\$0</b>	
<b>Sales Tax</b>				
<b>Sub TOTAL</b>	<b>\$7,707,061</b>		<b>\$8,676,661</b>	
<b>CONSTRUCTION CONTRACTS TOTAL</b>	<b>\$89,697,076</b>		<b>\$100,981,561</b>	

Green cells must be filled in by user

## Cost Estimate Details

Equipment					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
E10 - Equipment	\$459,752				
E20 - Furnishings	\$1,579,484				
F10 - Special Construction					
Other					
Insert Row Here					
<b>Sub TOTAL</b>	<b>\$2,039,236</b>		<b>1.1287</b>	<b>\$2,301,686</b>	
<b>1) Non Taxable Items</b>					
Other					
Insert Row Here					
<b>Sub TOTAL</b>	<b>\$0</b>		<b>1.1287</b>	<b>\$0</b>	
<b>Sales Tax</b>					
<b>Sub TOTAL</b>	<b>\$191,688</b>			<b>\$216,359</b>	
<b>EQUIPMENT TOTAL</b>					
<b>EQUIPMENT TOTAL</b>	<b>\$2,230,924</b>			<b>\$2,518,045</b>	

Green cells must be filled in by user

## Cost Estimate Details

Artwork					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Project Artwork	\$594,041				0.5% of total project cost for new construction
Higher Ed Artwork	\$0				0.5% of total project cost for new and renewal construction
Other					
Allowance for removal, storage, restoration and reinstallation of existing artwork and historic caswork	\$0				Added to consultant extra services
Insert Row Here					
<b>ARTWORK TOTAL</b>	<b>\$594,041</b>		<b>NA</b>	<b>\$594,041</b>	

Green cells must be filled in by user

## Cost Estimate Details

Project Management					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Agency Project Management	\$0				
Additional Services					
Other					
Finance Recovery Fee	\$250,000				
Alternatively Funded PM Fee					
Insert Row Here					
<b>PROJECT MANAGEMENT TOTAL</b>	<b>\$250,000</b>		<b>1.1287</b>	<b>\$282,175</b>	

Green cells must be filled in by user





**C-100(2021)**  
**Additional Notes**

**Tab A. Acquisition**

*Insert Row Here*

**Tab B. Consultant Services**

*Insert Row Here*

**Tab C. Construction Contracts**

*Insert Row Here*

**Tab D. Equipment**

*Insert Row Here*

**Tab E. Artwork**

*Insert Row Here*

**Tab F. Project Management**

*Insert Row Here*

**Tab G. Other Costs**

*Insert Row Here*





Allyson Brooks Ph.D., Director  
State Historic Preservation Officer

March 30, 2022

Mr. Jeff MacDonald  
Historic & Cultural Planner  
WA State Dept. of Enterprise Services  
1500 Jefferson St SE  
Olympia, WA 98501

In future correspondence please refer to:  
Project Tracking Code: 2020-11-07281  
Property: Pritchard Library, Capitol Campus, Olympia  
Re: Pritchard Validation Study – Predesign Report (Legislative Campus Modernization)

Dear Jeff:

Thank you for contacting the Washington State Department of Archaeology and Historic Preservation (DAHP). We appreciate the significant and ongoing collaboration with DES to regarding the Pritchard Validation Study. The engaging dialogue and thoughtful analysis of potential alternatives carried out by the design team has been thorough. Creating a Peer Review Panel has set a new standard for evaluation of alternatives to demolition for pivotal buildings on the Capitol Campus. Lastly, the robust public engagement ensures transparency and works towards building trust with our stakeholders.

We concur with the findings of the LCM Predesign Report – Phase 3 Addendum: Pritchard Rehabilitation/Expansion Validation Study. Preferred Alternative A expands upon the existing building, which will be rehabilitated, and firmly satisfies the programmatic need for additional office space to serve the House of Representatives. It also includes critical slope stabilization, a growing concern in our highly active seismic region. This reduces the risks to the entire Capitol Group buildings as well.

The preferred alternative also asserts Washington State's commitment to address climate change by capitalizing on the building's embodied carbon. The prioritization of reuse by means of rehabilitation is a key strategy that deserves full consideration in any major construction project. Rehabilitating Pritchard reduces greenhouse gas emissions through increased operational efficiency, capitalizes on embodied carbon in the building's materials and structure, and prevents emissions from truckloads hauling construction waste to the landfill.

We look forward to further engagement and consultation with DES and the design team as this project progresses. We particularly look forward to exploring ways of enhancing the building's social, cultural, and environmental value to the citizens of Washington State by means of historic preservation.

These comments are based on the information available at the time of this review and on behalf of State Historic Preservation Officer Dr. Allyson Brooks in accordance with Governor's Executive Order 21-02, RCW 79.24, and the 2020 Supplemental Capital Budget proviso language. Thank you for the opportunity to review and comment. We look forward to our continued consultation.



Sincerely,



Nicholas Vann, AIA  
Deputy State Historic Preservation Officer  
(360) 628-2170  
nicholas.vann@dahp.wa.gov

cc: Matt Aalfs, AIA, BuildingWork  
Kevin Dragon, PE, DES  
John Lyons, AIA, DES  
Majid Jamali, DES  
Clarissa Easton, AIA, DES







# BUILDINGWORK

architecture design preservation

September 10, 2021

## Pritchard Building Expansion / Rehabilitation Validation Study

### Outline Scope Narrative for Windows and Sandstone Cladding, for Cost Estimating

#### Windows:

As discussed on page 52 of the Historic Structures Report prepared by Artifacts Consulting, the original window system of the Pritchard Building was removed and replaced in 1996. The replacement window system is not compatible with the original design of the building. In addition, the replacement windows appear to be of a "stick-built" aluminum storefront type, which have poor thermal performance compared to contemporary high-performance curtainwall window systems. We recommend that the non-original 1996 window systems be replaced with a high-performance curtainwall window system. This curtainwall system should replicate the original window design in terms of glazing unit sizes, proportions, and mullion locations. The upper lights should be very large and undivided, per the original design. If possible, the lower horizontal mullion should be located such that the glazing below the horizontal mullion can be safety glass per code (tempered or laminated), and that the very large glazing units above the horizontal mullion would not need to be tempered/laminated per code. The glazing product should be low-iron, with minimal or no tinting. Triple glazed insulated glass units may be considered if required to meet the energy performance goals (EUI) of the project.

#### Sandstone Cladding:

The exterior cladding of Pritchard Building is a sandstone panel veneer system. The sandstone is a unique material quarried in Wilkeson, and is the same sandstone material used on the other main buildings on the Capitol Campus, including the Cherberg, O'Brien, Insurance, Legislative, and Temple of Justice buildings. Wilkeson sandstone is lightly-toned and warm in coloration, and has scatterings of dark flecks and an irregular pattern of medium-toned veining.

The sandstone panels at Pritchard vary in size, although the majority are approximately 4 feet wide by 2 feet high and 2 inches thick. The panels were originally installed using a dovetail anchoring system.

A Condition Assessment report was prepared by Krazan & Associates in 2008, with field work done by Senior Forensic Investigator Mark Liebman. This report used several methods of investigation including ground penetrating radar and microscopic camera imaging. The report notes that the sandstone cladding is in a serious state of disrepair and damage, including, dislocation of panels, damaged anchors, and visible damage and deterioration at the surface of the stone. It appears that a primary cause of the sandstone deterioration is that at some point the original mortar was removed from the panel joints and replaced with an inorganic caulk or sealant material. This caulk/sealant traps moisture behind the sandstone panels. The moisture is rusting the dovetail anchors, causing expansion (jacking) of the steel anchors, which puts outward pressure on the stone causing damage to the stone and failure of the anchoring system. In addition, the original mortar was meant to be more permeable than the sandstone, with the mortar serving as a pathway for moisture to escape the wall cavity. With the permeable mortar replaced with impermeable caulk/sealant, there is some moisture that is forced through the stone itself, causing further damage to the stone.

It should be noted that the current deteriorated condition of the sandstone façade presents a life safety hazard during a seismic event, as stone panels could fall from the building. This condition should be addressed as part of a building rehabilitation or adaptive reuse project.

BuildingWork recently designed and completed a similar project to re-attach the sandstone on the Capitol Court Building (also on the Capitol Campus in Olympia). Based on our recent experience with this project, we recommend the following approach to address the sandstone cladding at the Prichard Building.

First, a series of large-scale test panels should be done under the direction of a qualified design team. This test panel program would define the specific methods and specifications for the eventual project. Test panels would include:

- Removal of the caulk/sealant joints
- Cleaning of the sandstone
- Removal of a large section of sandstone panels (perhaps 8'x10') in two separate locations to determine the condition of the anchors and the substrate.
- Test the installation and efficacy of different stone panel anchoring systems, both those that require removal of the stone, and those that can be installed with the stone in place (such as double expansion anchors).

The test panel program will involve multiple consultants (architect, structural engineer, historic masonry conservator), and will require equipment and construction activity over a period of several weeks.

At the Capitol Court project the structural engineer did not determine that every panel on the building required re-attachment. Instead it was determined that all stone panels that are above any exit door or exit path from the building should be re-attached, and also any panels that showed visible displacement should be re-attached. In this case this amounted to approximately 35 – 40% of the stone panels on the building.

At Capitol Court we also found that removal and re-attachment of the stone was cost prohibitive, due to the size and weight of the stone panels, the height of the building, and the need for workers to handle the stone multiple times (for removal, storage, preparation for new anchors, and then reinstallation). In consultation with DAHP and the Capitol Conservator, the team determined that the removal of the sandstone presented a greater risk from a historic preservation standpoint than a repair in place approach. Therefore, we used double expansion anchors which were drilled into the mortar joints between stone panels with the stone in-place on the building. However, the conditions of Pritchard are certainly different than those of Capitol Court, and a comprehensive test panel program described above is necessary to determine the best approach to rehabilitate the Pritchard sandstone facade.

It should also be noted that new, replacement stone from the Wilkeson Quarry will be very expensive. In addition, the Secretary of the Interior's Standards for Treatment of Historic Properties stipulate that existing original historic material should be retained rather than replaced. Therefore, if it is found that the sandstone panels need to be removed and re-attached, it is recommended that existing sandstone be re-used (rather than replaced with new) wherever possible.

Based on our recent experience, we can recommend that the following preliminary budgets be considered for the rehabilitation of the Wilkeson sandstone facade at the Pritchard Building:

1. Test panel program: \$100,000.
2. Sealant removal from stone panel joints (100% of sandstone façade): \$75,000
3. Repointing with appropriate replacement mortar (100% of sandstone façade): \$175,000.
4. Sandstone cleaning (100% of sandstone façade): \$75,000.
5. Sandstone repair (scope currently unknown): \$75,000 - \$150,000.
6. Attachment of sandstone panels to the building (scope currently unknown): \$250,000 - \$500,000.





# BUILDINGWORK

architecture design preservation

September 27, 2021

## Pritchard Building Expansion / Rehabilitation Validation Study

### Historic Significance of the Washington State Library (The Joel M. Pritchard Building)

The Washington State Library, now known as the Joel M. Pritchard Building, was designed by architect Paul Thiry and constructed in 1958-1959. The building was listed on the National Register of Historic Places in 2015.

Paul Thiry (1904 – 1993) was born in Nome, Alaska to French parents, was raised in Seattle, attended secondary school in Olympia, and received his architecture degree from the University of Washington in 1928. Thiry began his architecture practice in 1929 and remained professionally active until the late 1980s. Paul Thiry is widely recognized as a significant and influential architect of the 20<sup>th</sup> century practicing in primarily Seattle and the Pacific Northwest. Thiry is considered to have been the first Seattle architect to embrace the ideas of European Modernism and is credited for developing and advancing an innovative architectural Modernism throughout his career. Thiry's notable architectural projects include numerous private residences, the Museum of History and Industry (destroyed), the Frye Art Museum (altered), the Seattle Center Coliseum (now Climate Pledge Arena, altered), the Washington State Library (now the Pritchard Building), Mercer Island Presbyterian Church, Saint Demetrios Greek Orthodox Church. Many of Thiry's designs, including those listed above, display an expressive use of concrete structure as a defining signature element. Paul Thiry also understood civic campus planning, having served as the principal architect of the 1962 Seattle World's Fair, and as a planner of the United States Capitol complex in Washington DC.

With the design of the Washington State Library (the Pritchard Building), Thiry brought together the three central architectural ideas that defined his approach as an architect: a sophisticated and finely detailed Modernist aesthetic; expressive concrete structure; and civic campus planning.

*The Library Building was designed and constructed just thirty years after the pivotal domed Legislative Building; yet in construction and design the two monumental structures seem ages apart. While the central Legislative Building referenced Greek and Roman Classical architecture and stone masonry building methods, the State Library introduced highly modern design principles and innovative new materials and engineering. In many ways, the buildings are counterpoints to one another, reflecting a symbolic appreciation of the past and a sense of promise about the future.*

- [Washington State Library Historic Structures Report](#); Artifacts Architectural Consulting, August 20, 2002

While the Modernist form of the Pritchard Building contrasts with the neo-classical architecture of the adjacent buildings on the State Capitol Campus, The Pritchard building exterior is clad in the same Wilkeson sandstone as the other buildings on the Campus, providing a strong visual continuity of materiality, color, and texture among the buildings of the Campus.

As with other public buildings designed by Paul Thiry, the Pritchard Building includes a significant program of public art which was commissioned for the building. These artworks include: a brass sundial by John W. Eliot; a bronze sculpture of seagulls and salmon by Everett Du Pen; a monumental glass tile mosaic wall by James Fitzgerald; a large abstract expressionist canvas by Mark Tobey; and a frieze mural depicting Washington State history by Kenneth Callahan.

In Summary, the Pritchard Building is a significant work of mid-twentieth century public architecture. The building is a clear representation of the ideas, aesthetics, technology, culture, and political context of Washington State of the late post-world war II period.

**Sources:**

- **Washington State Library Historic Structures Report**; Artifacts Architectural Consulting, August 20, 2002.
- Ochsner, Jeffery K. (Ed.) (2014). *Shaping Seattle Architecture, A Historical Guide to the Architects*. Seattle, USA: University of Washington Press.
- Woodbridge, Sally B. and Montgomery, Roger (Eds.) (1980). *A Guide to Architecture in Washington State*. Seattle, USA: University of Washington Press.
- **Washington State Library Historic Property Report**; Department of Archeology and Historic Preservation, May 22, 2021.



# BUILDINGWORK

architecture design preservation

## Pritchard Rehabilitation / Expansion Validation Study

Historic Preservation Report March 25, 2022

### Background:

The Joel M. Pritchard Building, formerly known as the Washington State Library, was designed by architect Paul Thiry and constructed in 1959-1960. The building was listed on the National Register of Historic Places in 2015. The historic significance has been well documented (see BuildingWork Memo *Historic Significance of the Washington State Library* dated September 27, 2021 included in this report for a summary and list of sources).

The Pritchard Rehabilitation/Expansion Validation Study was performed by the architecture firm Mithun during 2021-2022. The goal of this study is to analyze the feasibility of rehabilitating and expanding the Pritchard Building, to meet the program requirements of the House of Representatives, as set forth by the Legislative Campus Modernization (LCM) project and the legislative proviso. BuildingWork principal architect Matt Aalfs, AIA, has participated in the study as an independent historic preservation consultant contracted to the Department of Enterprise Services (DES). BuildingWork has contributed to all phases of this study and has participated in weekly project meetings with DES and Mithun, in meetings with the Project Management Team, the Peer Review Panel, in numerous stakeholder meetings, in discussions with the Department of Archaeology and Historic Preservation, and in briefing meetings to the Capitol Campus Design Advisory Committee, the State Capitol Committee, and the LCM Project Executive Team.

### Goals:

At the beginning of this study, BuildingWork established a set of primary historic preservation goals for the Rehabilitation of the Pritchard Building, which were used to evaluate options and strategies proposed by the design team. The historic preservation goals for this study are as follows:

- 1. Develop an effective strategy to reuse the Pritchard Building to serve Legislative functions, while meeting the Secretary of the Interior's Standards for Rehabilitation of Historic Properties.*
- 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 undivided window system to match the original window system.*
- 5. Remove incompatible alterations to the Reading Room interior where possible, such as ductwork and interior walls.*
- 6. Preserve original public artworks at building interior and exterior.*

### Findings:

The first phase of the study focused on strategies to rehabilitate the existing building. Considering the proposed change of use from library to office and the overall scope of the project, it is assumed that the rehabilitation project will require that the completed building comply with current codes for existing buildings. The code-required upgrades are likely to include the following: stabilization of the adjacent steep slope; a seismic retrofit of the existing building structure, life safety

improvements such as exit stairs and fire suppression; accessibility improvements; energy performance improvements; and HVAC system and lighting upgrades, among other systems upgrades. In addition to code-required improvements needed, the former book stacks area of the existing building has very low ceiling heights and no windows, which makes it very difficult and impractical to convert this portion of the building into usable office space.

Considering the historic preservation goals and the impracticality of converting the existing book stacks area to office space, we believe that the option proposed by the design team to remove and replace the book stacks portion of the building with new construction is preferable. This strategy will allow for usable office space with appropriate ceiling height and will allow for the introduction of windows for interior natural light in a way that is compatible with the original architecture of the building. But perhaps most importantly, this strategy will allow for a comprehensive seismic retrofit design of the entire building that will have little or no visual impact to the Reading Room volume – steel braced frames or concrete shear walls will not need to be introduced into the Reading Room. Given the historic significance of the Reading Room and its architectural character, which is light, open, transparent, and uninterrupted, this is a highly desirable outcome. We therefore endorse the rehabilitation strategy that would remove and reconstruct the book stacks portion of the building. We believe that the Wilkeson sandstone panels can be removed, protected, cleaned, and reinstalled on the reconstructed portion of the building. (Refer to BuildingWork Memo *Outline Scope Narrative for Windows and Sandstone Cladding* dated September 10, 2021 included in this report for more information).

The second phase of the study focused on strategies to expand the existing building. Expansion of the building is required to meet the space requirements of the House of Representatives and is stipulated by the legislative proviso. The design team made a concerted effort to develop multiple strategies to expand the building, including numerous studies for both attached and detached additions. These building addition studies were reviewed in depth by the Project Management Team, the Peer Review Panel, the Department of Archaeology and Historic Preservation, community stakeholders, the Capitol Campus Design Advisory Committee, the State Capitol Committee, and the LCM Project Executive Team. After careful review, discussion, and consideration the team has concluded that Option A – Direct Addition to the Pritchard Building, is preferable to Option B – New Building Adjacent to the Pritchard Building. As the independent historic preservation consultant, we also believe that Option A meets the historic preservation goals for the study. Option A allows for a single building entrance through the existing historic Reading Room ‘front door,’ which is on axis with the Legislative Building. Option A is also more compatible with the site design principles, axes, views, and spatial relationships established by both the original Capitol Campus Masterplan by Wilder and White (1911) and the Washington State Capitol Grounds General Plan by The Olmsted Brothers (1928).

The Option A strategy proposed by the design team includes a ‘notch,’ or a recessed portion of the facade, that serves as both a visual link and a separator between the addition and the original massing of the Pritchard Building. This element is important to the success of the eventual design of the rehabilitation/expansion project because it allows for the addition to be compatible yet distinct from the original building. This approach to the addition is consistent with the *Secretary of the Interior’s Standards for Rehabilitating Historic Properties*. (Refer to the *Secretary of the Interior’s Standards for Rehabilitating Historic Properties*, page 157, New Exterior Additions to Historic Buildings and Related New Construction).

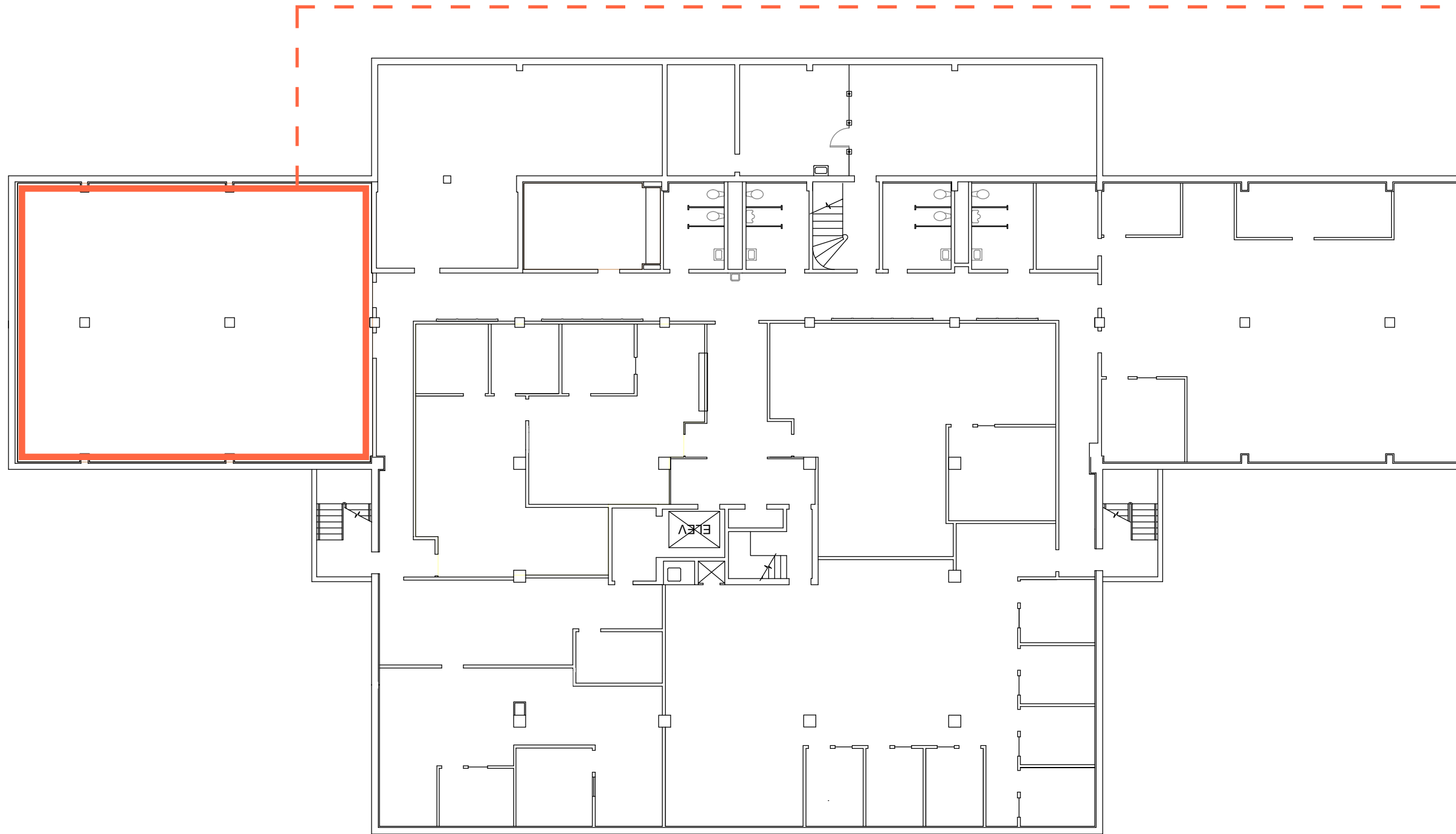
#### **Conclusion:**

As the independent historic preservation consultant, we endorse the strategies discussed above and in the accompanying report by Mithun. There are, of course, many design issues to be considered and developed during the design phases of the eventual project. Details and approaches will need to be reviewed and tested for compliance with the *Secretary of the Interior’s Standards for Treatment of Historic Properties*, and the *Guidelines for Rehabilitating Historic Structures*. Further analysis will be needed to describe and document the character defining features of the original building, including materials and finishes, rooms, spaces, and volumes, the important site-specific artwork and other special details such as the custom stainless steel railings. To accomplish this the design team will need to work closely with historic preservation experts, technical experts, and stakeholders during the course of the design phases of what will be a challenging and rewarding project.

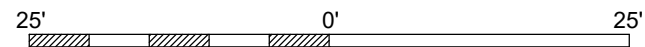
The process DES led for this study has been open, thorough, and transparent. The Mithun design team was flexible, responsive, and diligent in their approach to the study. Input and feedback from the Peer Review Panel was extremely valuable and effective. We believe that the historic preservation goals have been met during this study, and that a strong consensus has been reached among various stakeholders, including the Department of Archaeology and Historic Preservation. In summary, this study has established a framework for the future project to rehabilitate and expand the Pritchard Building with an approach that is consistent with the *Secretary of the Interior's Standards for Rehabilitating Historic Properties*. From a historic preservation perspective, this study has established a solid foundation and a clear direction for the successful rehabilitation and expansion of the important National Register Joel M. Pritchard Building.



# EXISTING ARTWORK LOCATIONS - BASEMENT LEVEL

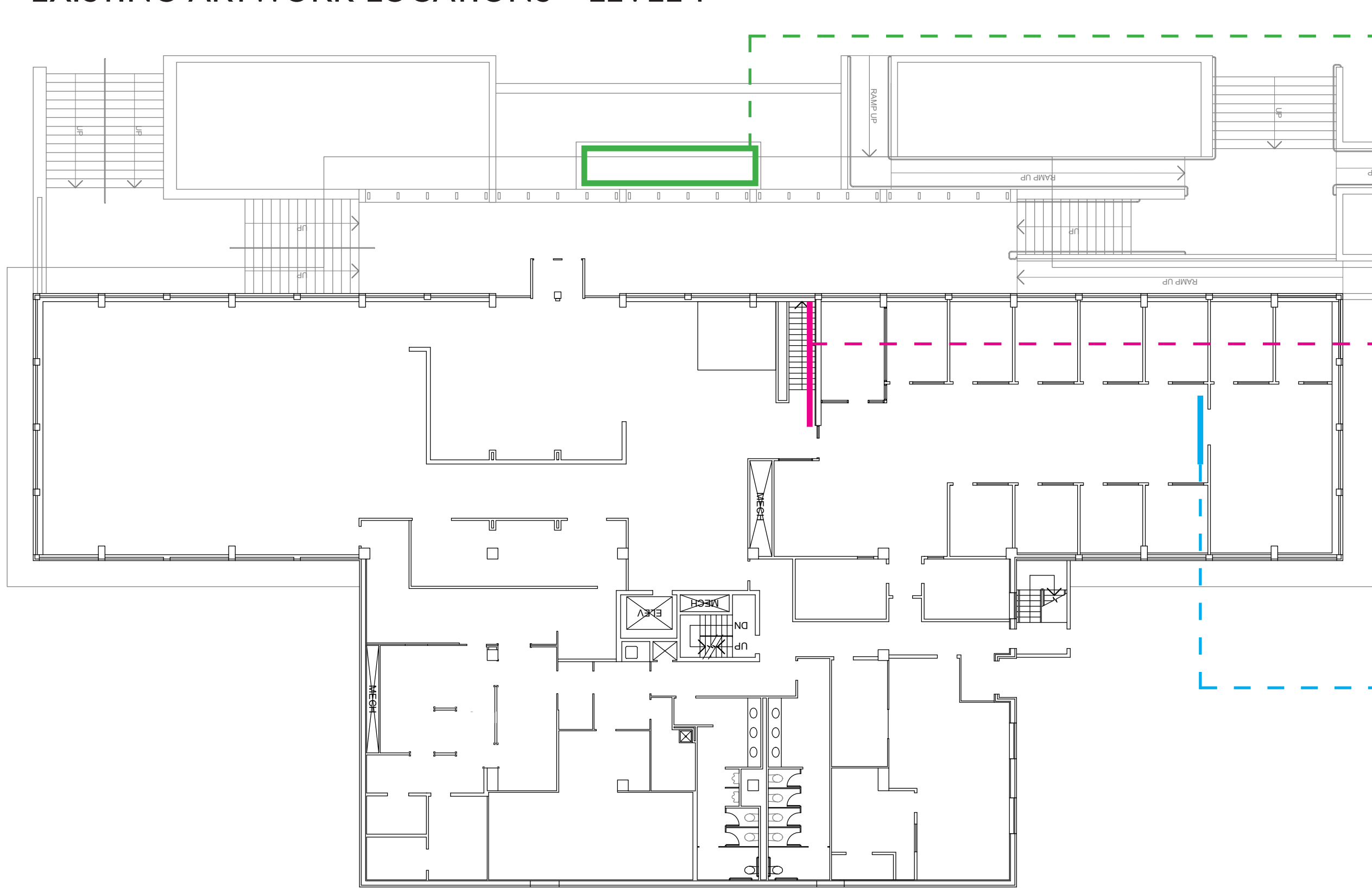


**Kenneth Callahan (b. 1905)**  
**The Callahan Mural, 1958**  
Oil on canvas wall panels, 3'-8" x 170'



SCALE: 1/16" = 1'-0"

# EXISTING ARTWORK LOCATIONS - LEVEL 1



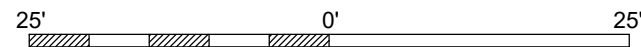
**Everett DuPen (b. 1912)**  
**Untitled, 1959**  
Bronze fountain sculpture, 12' x 5'



**James Fitzgerald (b. 1910)**  
**Untitled, 1959**  
Marble wall mosaic, 20' x 16'



**Mark Tobey (b. 1890)**  
**Untitled, 1959**  
Oil on canvas, 8' x 9'



SCALE: 1/16" = 1'-0"







STATE CAPITOL COMMITTEE  
Remote Access Meeting  
Olympia, Washington 98504

October 7, 2021  
10 a.m.

## Final Minutes

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### MEMBERS PARTICIPATING:

Denny Heck, Lieutenant Governor & Chair  
Sheri Nelson (for Kim Wyman, Secretary of State)  
Katy Taylor (for Hilary Franz, Commissioner of Public Lands)

### MEMBERS ABSENT:

Kelly Wicker, Governor Inslee's Designee

### OTHERS PARTICIPATING:

Tara Smith, Department of Enterprise Services	Greg Griffith, Olympia Historical Society
Matt Aalfs, BuildingWork	Majid Jamali, Department of Enterprise Services
David Baker, Department of Enterprise Services	Ann Larson, Department of Enterprise Services
Allyson, Brooks, DAHP	Lana Lisitsa, Mithun Architecture
Sharon Case, S. Capitol Neighborhood Assn.	Annette Meyer, Department of Enterprise Services
Clarissa Easton, Department of Enterprise Services	Rachel Newmann, S. Capitol Neighborhood Assn.
Bill Frare, Department of Enterprise Services	Valerie Gow, Puget Sound Meeting Services

### Welcome and Introductions & Approval of Agenda - Action

Lieutenant Governor and Chair Denny Heck called the regular State Capitol Committee (SCC) virtual meeting to order at 10:03 a.m.

A meeting quorum was attained.

Lieutenant Governor Heck recognized and welcomed Tara Smith as the new Director of the Department of Enterprise Services (DES).

No modifications to the agenda were offered.

### Approval of June 17, 2021 & Joint SCC-CCDAC July 13, 2021 Meeting Minutes – Action

*Sheri Nelson moved, seconded by Katy Taylor, to approve the June 17, 2021 and the joint SCC-CCDAC July 13, 2021 minutes as published. Motion carried unanimously.*

### Public Comment Period - Informational

Lieutenant Governor Heck outlined the format for offering public comment. He invited comments from the public.

**Sharon Case**, representing the South Capitol Neighborhood Association, commented on the Association's Perspectives Paper and the summary of unifying themes from the last stakeholder outreach meeting. Of concern to the Association is the tight timeline to address design issues for the Newhouse

Building replacement. In recognition of that reality, the Association urges the formation of a specialized workgroup to address a set of unresolved issues pertaining to campus access to include parking, proposed street closures, transportation flow, and security. Those concerns are underlying perennial challenges but not insurmountable as they directly impact building and landscape design principles, which are addressed in the 2006 and 2009 Capitol Campus Master Plans. The current predesign for the Newhouse Building replacement is out of step with the principles and do not meet the Olmsted Landscape goal to reduce and eventually eliminate the majority of dedicated surface parking. This value was embraced by Anne Knight in her remarks on behalf of Friends of Olmsted Parks at last week's stakeholder meeting. Surface parking for vehicles should not line the south edge of the Capitol Campus nor surround the new building. Achieving practical solutions to the long and unaddressed challenges will move the process forward and assist the design team in creating a design that meets historic building placement and landscape goals. As stewards of the historic Capitol Campus, the Association urges members to communicate to DES and to the design team SCC's endorsement of historic master planning principles, as well as for support for timely creation of a specialized campus access workgroup. The Association continues to value Bill Frare's direction and applauds staff for the impressive progress they have made in the last several months. Additionally, members look forward to meeting and working with Tara Smith, the new DES Director. Ms. Case thanked members for their dedication to preserve the legacy of the Capitol Campus.

**Greg Griffith, Olympia Historical Society Bigelow House Museum**, commended the committee for its work in examining the SCC statute and ways to update the statute. The Capitol Campus includes a National Register Historic District, as well as individually listed properties on the national register to include the Pritchard Building, GA Building, Capitol Court Building, and landscaping surrounding the buildings, as well as other properties on campus that have been determined eligible for the national register such as the Press Houses, East Campus, and other properties. It is important for the committee to consider the importance of historic preservation in the work in terms of updating the statute and to encourage historic preservation representation on the committee such as representation by the State Historic Preservation Officer to provide a voice for the historic preservation field to benefit the work of the committee.

**Rachel Newmann** advised that she was attending as an alternate for Ms. Case and had no further comments.

#### **Legislative Campus Modernization Project (LCM) Update – Informational**

Lt. Governor Heck recognized Bill Frare, DES Assistant Director, Facility Professional Services.

Assistant Director Frare introduced DES Project Director Clarissa Easton.

Project Director Easton acknowledged the enthusiasm and support from everyone working on the project, as well as support from members of the South Capitol Neighborhood Association. Staff is studying the scope, schedule, and budgets published in the predesign report. The LCM program requires strong and sincere communication between all parties. The public stakeholder meetings serve as the foundation for accomplishing the desired outcomes. DES has collaborated with the City of Olympia's Department of Community Planning and Development, South Capitol neighbors and friends, legislative partners, internal and external stakeholders, and design consultants who have joined the effort to amplify potential outcomes critical for the success of the LCM project. DES is nearing the completion of a contract with the general contractor.

DES has contracted with Miller Hull Partnership from Seattle. Work has been initiated on validation of the predesign to include programming, sustainability, architectural, room sizes and number, security, parking, transportation, and relationship building with all stakeholder groups. Construction execution is

underway with the Hoffman Construction Company of Washington. The company is working with the Miller Hull and state representatives during schematic design. Design is scheduled to begin by December 1, 2021 for the Newhouse Building replacement project.

Several elements of the LCM project benefitting the entire campus have been identified as the *LCM Global* projects. Renovation of the Legislative Building supports members of the Press Corps who will be relocated from the Press Houses. The work is virtually completed with some supply chain problems experienced for replacement of three custom-sized doors required to complete the project. Civil engineers are working on the site investigation for the modular building planned as a temporary office space for three phases of work. The first phase will temporarily accommodate employees from the existing Newhouse Building until the new building replacement is completed. The second phase includes tenants from the Pritchard Building followed by tenants from the O'Brien Building. The engineer is identifying utility needs for the site. DES recently contracted with an architect for the modular building.

To ensure a single point of contact for all work on Opportunity Site 6 (Newhouse Building), the demolition work was included within the Miller Hull and GC/CM contracts to afford better controls and communications as progress begins on the replacement of the Newhouse Building.

The Senate Page and Joint Legislative Page School will be accommodated in other vacant space on the campus and not moved to the modular.

The project organization for the Pritchard Building Validation Study includes Mithun Architecture and BuildingWork to assist the project team as it works through the discovery process to identify the right solution for the next project within the LCM program. Project Director Easton introduced Walter Schacht with Mithun Architecture. Mr. Schacht, Lana Lisitsa, Principal, Mithun Architecture, and Matt Aalfs, Principal of BuildingWork, an architecture firm in Seattle updated members on the progress of the validation study for the Pritchard Building.

Ms. Lisitsa reviewed the project's organization for the study. For the LCM project, team members report to the Project Management Team comprised of representatives from the House, Senate, Office of Financial Management (OFM), and DES. All decisions reside with the Project Executive Team comprised of House and Senate Leadership. The Department of Archeology and Historic Preservation (DAHP) Peer Review Group includes Allyson Brooks, PhD/DAHP; King Chin, GeoEngineers; Alex Rolluda, CCDAC; Dan Say, Swenson Say Fagét (SSF); and Michael Sullivan, Artifacts. The design team includes Mithun Architecture as the lead with engineering and cost support provided by several other firms. DES contracted with a third-party historic preservation consultant following discussions and public testimony last spring. BuildingWork from Seattle is providing an objective third-party observation of the validation study.

Mr. Aalfs displayed an illustration of the Pritchard Building designed by Paul Thiry and constructed in 1959. Mr. Thiry was one of the most significant modernist architects in the Pacific Northwest who introduced ideas of European modernism during the mid-20<sup>th</sup> century. The Pritchard Building (Washington State Library) was one of Mr. Thiry's key institutional public buildings designed during his career. Mr. Thiry conceived the building as a modernist interpretation of neoclassical architecture. The building is clad entirely with local Wilkeson sandstone similar to other historic building on the campus creating a material relationship between the buildings. The building was one of Mr. Thiry's earlier explorations in concrete structure, which influenced other concrete structures throughout the region.

Art is integrated within the building's architecture featuring a bronze sculpture, an exterior sundial created by John Elliott, a significant wall mosaic by James FitzGerald, other paintings, and furniture

commissioned for the building. Within the basement of the building, the Washington Room features murals by Kenneth Callahan depicting the history of Washington State.

Analysis was conducted of all building alterations to the building over the last 60 years to assist in identifying rehabilitation strategies and considering alterations that have been detrimental to the historic character of the building or that affected the building negatively. Some stone cladding is in significant disrepair and would need to be remediated. Windows were replaced in the mid-90s with a window system detracting from the historic character of the building. A number of interior alterations over the decades include modifications to duct work for HVAC systems and lighting finishes.

Mr. Schacht reported the analysis included cataloguing all previous studies and planning for the Pritchard Building since 1969. Mr. Thiry proposed an expansion of the building in 1969 to increase the size of the reading rooms and library stacks by extending the stacks to the east, west, and to the south. Subsequent to the Nisqually earthquake and following the relocation of the State Library and Archives to a different location, multiple studies were completed to develop a solution for the adaptive reuse of the building, as it no longer served as a library and archives, but continued to serve as an important structure within the state's history and on the campus. The intent of those efforts considered ways to adapt the building for reuse to extend the life and use of the structure. Studies were completed in 2002, 2004, and 2006 to explore options. In 2008, a study of the exterior cladding was completed because of damage both by inappropriate caulking between stone joints and the building's age leading to the failure of the stone to attach to the concrete wall. In 2010, DES commissioned an evaluation by Golder of the hillside along the perimeter of the campus. Specific findings of the evaluation are important to the work underway for the hillside adjacent to the Pritchard Building.

Current efforts today align with House Bill 1080 directing an evaluation of the Pritchard Building rehabilitation and the goals for development of Opportunity Site 5. That work includes programming and planning for a design to achieve net-zero-ready standards, an energy use intensity no greater than 35, sufficient program space to support the House of Representatives offices and related support functions, and additional office space necessary to offset House of Representative members and staff office space eliminated when the third and fourth floors of the O'Brien Building are renovated later in the LCM project.

The Expansion/Rehabilitation Study directed the analysis of seismic, geotechnical, building codes, constructability, and costs associated with renovating and expanding the Pritchard Building to accommodate the program as previously identified. BuildingWork was selected by DES to serve as the third-party historic preservation consultant to ensure the study complies with the Secretary of Interior Standards. The study must include a public engagement process including meetings with CCDAC and the SCC.

Mr. Schacht displayed an aerial image of the West Capitol Campus highlighting Opportunity Sites 5 and 6. Two historic districts in and adjacent to the campus serve to identify the context of the national landmark status of both districts on the National Register of Historic Spaces. Opportunity Sites 5 and 6 are located between and outside the two designated historic districts. To the north is the State Capitol Historic District in alignment with the area planned by the Olmsteds and Wilder and White for the original construction of the campus. To the south is the South Capitol Neighborhood Historic District. Although the Pritchard Building is designated on the National Register of Historic Places, it is not located within a designated historic district. It is likely one of the goals of the project would be to join the two historic districts.

Two Master Plan guidelines for Opportunity Sites 5 and 6 specify that the sites should house functions critical to effective operations of legislative activities and that any new buildings on the south edge of the

West Campus should serve functions critical to legislative activities. The proposed program is consistent with the 2006 Master Plan for Capitol Campus.

Ms. Lisitsa reported on the status of the first phase of the current study to identify strategies for the Pritchard Building rehabilitation with support from BuildingWork. The areas of focus are hillside stabilization, structural, and architectural rehabilitation. Working with the other consultants, GeoEngineers, DES, and the DAHP Peer Review Panel, the team identified three viable options for stabilizing the hillside. Similarly, the structural engineer in cooperation with the team and with input from BuildingWork, Swenson Say Fagét (SSF), and DES have identified three options for structural upgrades to the building. Other important priorities included minimizing the visual impact on the exterior and interior of the reading rooms and considering different options for renovating and reinforcing or rebuilding the stacks. Some of the architectural rehabilitation considerations that were analyzed addressed life safety concerns such as egress from the stacks, accessibility improvements, and removal of some interior alterations made to the building, such as the large duct system located in the reading rooms. Evaluation of the exterior to return the building to its original monumental plate glass windows as conceived by Paul Thiry would require removal of the existing window system. The team also addressed sandstone cladding rehabilitation and the overall condition of the building as part of the study.

Today, the team is transitioning the second part of the study to focus on program space strategies. The intent is to identify different alternatives to locate offices for the House of Representatives, Code Reviser legislative staff, Legislative Support Services, as well as the cafeteria and related spaces. The study will consider both adaptive reuse with an addition to the existing building or a new building adjacent to the Pritchard Building. The evaluation will include development of a budget for the project focusing on the preferred alternative selected by the Project Executive Team.

Ms. Lisitsa reviewed the project schedule outlining the span of the study. Currently, the process is at the end of the first phase. The team continues to share findings with the SCC, CCDAC, DAHP Peer Review Panel, and other stakeholders. Phase 2 is scheduled for completion by mid January 2022 followed by the remaining efforts focused on communication and public outreach.

The team is scheduled to meet with the City of Olympia in addition to the two previous meetings to ensure the City is updated and to review various technical aspects of the project.

Project Director Easton thanked the consultant team for the update. The LCM project entails numerous elements to include the modular building, tenant improvements, Press Corps, new legislative building, Newhouse Building replacement, and the Pritchard Building Validation Study. The project is on schedule with all team members contributing to the process. She invited questions and comments from members.

Lieutenant Governor Heck thanked Project Director Easton and the consultant team for the thorough presentation.

Ms. Taylor questioned whether there would be any unique challenges associated with the Pritchard Building residing outside of the two historic districts. Project Director Easton advised that at this time, no solutions have been identified. The team is currently researching information with support from stakeholders to consider how to combine the historic districts across Opportunity Sites 5 and 6 through landscaping and revisions to the Pritchard Building or other solutions identified for the Pritchard Building. Architecture can be used to establish edges with landscape and other site uses joining the districts in addition to pedestrian access, view corridors, and maintaining and expanding the inventory of trees on campus.

Mr. Schacht added that as the dialogue continues between all stakeholders, the SCC, and the CCDAC, some poignant issues would be identified with various perspectives. During a prior presentation to the committee, an image of the State Capitol Campus from the 1930s was shared reflecting how the city grid extended north with residences located next to the Insurance Building. The two diagonals' are considered to be characteristic of the 'Great Lawn', which is the heart of Olmsted's design that did not exist at that time. Consequently, the historic State Capitol Campus has been in a state of formation for many decades with the south end of the campus one of the remaining pieces. In existence today are two residences that were part of the city grid that are being addressed as part of the LCM project. Opportunity Site 6 is located both outside and inside the campus and some thoughtful decisions will be necessary as to whether the site remains part of the city grid or part of the campus. Those issues have no easy answers but they are challenging and important design questions. Additionally, the sense of civitas of public space should be more of the character of Opportunity Sites 5 and 6 as they become part of the campus. However, there is also an interest by the neighborhood for the sites to have a sense of connectivity with no barriers to movement. Those are the elements to consider. The team has not determined the answers at this point with many questions remaining.

Ms. Nelson asked whether the proposed modular building constitutes more than one building. Project Director Easton explained that the modular facility is currently scoped as one building of approximately 15,000 to 18,000 square feet to accommodate 77 individuals to include staff and senators. The predesign identifies the location of the modular building as the southeast corner of the parking lot for the Executive Residence. The two-story building will include 20 offices and workstations. Ms. Nelson asked whether the building would displace some legislative staff who currently park in that parking lot. Project Director Easton acknowledged the difficulty of displacing existing parking spaces. Other colleagues experienced in campus parking are assisting in reshuffling and reassigning parking spaces. At this time, approximately 40 parking spaces would be displaced by the modular building.

Ms. Nelson asked the team to consider during the evaluation of program opportunities for the Pritchard Building the original intent of the building as the Washington State Library. According to existing statute, the Washington State Library is to have a presence on the Capitol Campus. She asked that the team consider space for the library in the Pritchard Building as one of the programs assigned to the facility. She acknowledged the good work of Miller Hull as the firm is also working on the new library/archives building in the Tumwater area.

Lieutenant Governor Heck asked whether staff received any written comments on the LCM project prior to the deadline. Assistant Director Frare advised of one comment received from the South Capitol Neighborhood Association, which was summarized by Ms. Case.

#### **SCC Statue Workgroup Update – Informational**

Lieutenant Governor Heck invited Assistant Director Frare to provide the update.

Assistant Director Frare reported the State Capitol Statute Workgroup has met six times with the next meeting scheduled on October 8, 2021. Members have reviewed the statutes and the roles and responsibilities of the committee and agreed the focus of the current and future committee should be on comprehensive planning, stewardship, and preservation. Members are examining a structure to support those areas of responsibility in terms of the type of governance body that would be appropriate to assist in that process. Some members of the committee agreed stronger legislative participation is necessary with any future governance body. Additionally, members prefer a single body rather than having two committees (SCC and CCDAC) to streamline the process. The committee would continue to maintain public partnerships with architects, urban planners, and landscape architects in a different format such as non-voting members or possibly as a subcommittee to the primary committee.

Assistant Director Frare He invited questions from members.

Lieutenant Governor Heck said the work was designed and initiated prior to his election as Lieutenant Governor. In earlier conversations, he conveyed to DES the importance of approaching the review with an extreme sense of focus and urgency, which has occurred. He acknowledged the efforts by staff and the committee.

Ms. Taylor acknowledged the efforts by DES to facilitate the process.

Ms. Nelson thanked Lieutenant Governor Heck for his efforts because the review has been long overdue. The Secretary of State is excited about some of the discussions. She commended DES, as there have been many other pathways followed in the past and the request to reach consensus on this process is a major ask of the agency.

Assistant Director Frare advised that no public comments were received on the topic.

**Capitol Lake-Deschutes Estuary, Environmental Impact Statement (EIS) – Project Update – Informational**

Ann Larson, DES Director of Government Relations, provided an update on the status of the Environmental Impact Statement for the Capitol Lake-Deschutes Estuary.

The focus of the EIS is to deliver a defensible EIS that supports the process and increases the durability of a decision. Director Larson displayed an illustration of engagement outcomes during the 62-day extended comment period on the Draft EIS. The numbers are preliminary and comments are currently being analyzed. The overall volume of activities, participation, and comments, as well as the breadth of engagement has been outstanding. The project team has committed to ongoing engagement with local tribes, federal, state, and local partners, stakeholders, and other interested individuals. Solicitation of input from all interests has increased the strength of the EIS process and the decision. Entities that requested and received briefings during the Draft EIS comment period included all Executive Workgroup members representing the City of Olympia, City of Tumwater, Port of Olympia, Thurston County, LOTT Clean Water Alliance, City of Lacey, and the Squaxin Island Tribe, as well as local organizations such as Olympia Area Chinese Association, Olympia Downtown Alliance, CLIPA, Thurston League of Women Voters, Thurston County Chamber of Commerce, North Capitol Campus Heritage Park Development Association, Olympia Yacht Club and Recreational Boating Association, and the Deschutes Estuary Restoration Team (DERT). Online engagement efforts involved several open houses with more than 1,300 visitors. The team published eight newsletters that generated more than 35,000 emails. Comments letters were received from all Executive Workgroup members.

Comments were also received from the Department of Ecology, Department of Fish and Wildlife, and the U. S. Army Corps of Engineers. The project team is coordinating with those agencies in support of the Final EIS. The team also received comments from DAHP, as the agency has jurisdiction over historic resources. The team is coordinating closely with DAHP to determine whether the features within the project area are historic and have any potential impacts to the project. Other correspondence was received from the Friends of Olmsted Parks, which focuses on historic design.

Following analysis of all public input, all comments will be posted on the project website within the next several days. The comments will assist the project team in identifying focus areas for the Final EIS, which is scheduled for completion in 2022. Stakeholder meetings will be reconvened in November to share more details. Topics will include a summary of the Draft EIS comment themes, areas of focus for the Final EIS, and next steps following the selection of a preferred alternative. The Funding and Governance Workgroup will reconvene in early 2022 to finalize long-term recommendations for inclusion in the Final EIS.



Director Larson invited questions from the committee.

Lieutenant Governor Heck referred to a comment from the City of Olympia pertained to the estuary alternative and removal of the dam with a request for additional study on traffic mitigation with the removal of the 5<sup>th</sup> Avenue Bridge. He asked whether any analysis and cost implications for removal of the dam and the 5<sup>th</sup> Avenue Bridge would be included in the Final EIS if the preferred alternative selected is the estuary. Director Larson advised that the comments from the City of Olympia are being analyzed by the project team and over the next several months, efforts will be ongoing as to how those comments could affect particular management options. In November, the team is providing briefings to all stakeholders to include the Executive Workgroup as to how the team will address comments.

Assistant Director Frare added that the project team discussed alternatives for traffic by either a constructing a temporary bridge structure or changing the alignment of the current traffic and constructing a new bridge along a secondary alignment while maintaining operation of the existing bridge until the new bridge is functional.

Lieutenant Governor Heck asked whether the team anticipates completing preliminary cost estimates on both alternatives. Assistant Director Frare advised that he believes the team will complete cost estimates on the alternatives.

Director Larson advised that no other public comments were received prior to the deadline for the update on the Draft EIS.

Lieutenant Governor Heck thanked Director Larson for the update.

### **Capital Projects Update – Informational**

Lieutenant Governor Heck recognized Assistant Director Frare.

Assistant Director Frare briefed the committee on major projects completed over the last biennium and status of projects scheduled in the next biennium.

### **2019-21 Capital Project Accomplishments:**

#### **East Plaza Waterproofing and Elevator Repairs- Phase 5B**

- Waterproof membrane above the East Plaza Garage was replaced near the Transportation and Employment Security Buildings.
- Landscaping improvements and walkways completed consistent with the East Capitol Campus Plaza - EDAW Plan.
- Electrical and lighting improvements within Levels A thru E were completed.
- East Plaza- Phases 5C and 5D are included within the agency's 10-Year Capital Plan. Work includes additional waterproofing of the garage structure, improvements to the landscape area over the garage, and improvements to the historic Halprin Fountain.

#### **Transportation Building- Roof Repairs, Building Envelope Leak Repairs**

- Repairs to the roof system and exterior building envelope were completed on April 27, 2021 to eliminate or reduce water intrusion.

#### **Conservatory Demolition**

- Building glass and steel structure were removed, and underground utility services were relocated to alleviate significant site safety concerns. Final completion was declared on March 29, 2021.

- Long-range use of the Conservatory site has not been determined and is subject to future planning efforts.
- Future development of the Conservatory site will be subject to slope stabilization, and remains in the agency's 10-Year Capital Plan.

Lieutenant Governor Heck asked whether any slope assessment has been completed of that particular site. Assistant Director Frare advised that the geotechnical report referenced in the Pritchard Study completed by Golder included the identification of three slope stability issues of the entire campus bluff involving sites near the Pritchard Building, Power House, and the area of the Conservatory. Monitoring devices have been installed along the hillside to monitor movement, as well as water pressure within the hillside.

#### **Roof Replacement- Cherberg and Insurance Roof Replacement**

- The roof membrane and parapet repairs were completed on June 30, 2020.

#### **Legislative Building Cleaning - Insurance Building**

- Cleaning of the stone façade and very minor stone repair were completed as part of program to maintain stone on campus buildings.

#### **Building Envelope Repair- Capitol Court**

- Restoration of the building's historic windows was completed.
- Repair and cleaning of the building's stone exterior façade was completed.
- Work was completed on tuck pointing and minor stone repairs.

#### **Legislative Building Exterior Preservation Cleaning- Legislative Dome**

- The dome of the Legislative Building was cleaned in 2018 with remaining funds reallocated to roof repairs in 2020-21. Major roof repairs have been completed.

#### **Capitol Campus Childcare Center**

- The project was procured and constructed using the Design-Build procurement and delivery method. Building has been substantially completed with final completion pending installation of furniture, fixtures, and photovoltaic panels on the roof.

#### **Pre-design/Studies completed in 2019-21 include:**

- Transportation Building- Pre-design
- Legislative Campus Modernization Pre-design
- DES Elevators Modernization –Assessment/Study
- Insurance Commissioner Office Building Pre-design
- Campus-Wide Electrical Pan-Arc-Flash Study
- Temple of Justice Renewal & Updates

#### **Planned 2021-2023 Capital Projects (new or underway) include:**

- L&I/WSDA Laboratory and Training Center near existing L&I Building is scheduled for completion in March 2023
- Capitol Campus Child Care – installation of photovoltaic panels on roof
- Temple of Justice Renewal and Updates – The project improves the HVAC, plumbing, lighting, and security systems within the building. Design has been initiated with DES seeking federal grants to proceed with construction of the upgrades.

- Campus Physical Security and Safety Improvements on the campus include:
  - Distributed antenna systems for Plaza Garage, Natural Resources Building Garage, DOT Garage, and Columbia Garage. The project is scheduled to begin construction following completion of bid documents
- Capitol Campus Security and Safety Enhancements on the campus include Capitol Campus door access control exterior improvements; Executive Residence fencing, gates, and bollards, Executive Residence video surveillance and lighting; and Wedge Barriers at Sid Snyder & Water Street (in coordination with LCM project)
- Elevator Modernization Improvements. In prior years, many elevator failures and entrapments were occurring in elevators on the campus. DES manages approximately 80 elevators. DES evaluated all elevators, prioritized, and scheduled a list of projects to modernize the elevators. The Legislature authorized modernizing the Capitol Court elevator (No. 1), Temple of Justice elevator (No 1), and the Plaza Garage elevator (No. 1) in this biennium. The first two elevators are under contract with the bid released for the third elevator.
- Legislative Building Cleaning – John Cherberg Building

**Minor works projects for 2021-2023 include:**

- Capitol Lake Dam – 2021 Safety Repairs
- Governor’s Mansion – Family Room Ceiling Repair
- Perry Street – Minor Facility Repairs/Improvements
- Governor’s Mansion – Water Line Extension

Ms. Nelson inquired as to whether DES has discussed the expansion of videos and cameras around the campus to provide more security coverage. Assistant Director Frare explained that a plan was developed for placement of cameras on the campus. The implementation of the plan is incremental based on funding availability during each biennium. Ms. Nelson noted the damage frequently occurring on the campus with DES crews repairing and cleaning up the damage over the course of several days. It appears that there could be justification for adding several cameras to provide some security to areas of the campus.

Ms. Taylor acknowledged the need for more cameras on campus.

Lieutenant Governor Heck questioned whether the construction of the Temple of Justice improvements is dependent upon receipt of a federal grant. Assistant Director Frare explained that DES is working with OFM to secure some federal funds to complete the improvements. The grant requirements were not established at the time the State Legislature designated the funds. Since then, grant requirements have been published and DES is working through the application process to secure the funds. Lieutenant Governor Heck asked whether state funds were available or whether construction would be entirely funded by a federal grant. Assistant Director Frare said the plan, at this point is to fund the construction through the federal grant. Staff anticipates obtaining more information on the status of the grant application in the next several weeks in terms of eligibility and timing. Lieutenant Governor Heck questioned why DES is subjecting one of the worst system failures of a campus building to an uncertain receipt of federal funding as opposed to securing state funding. Deputy Director Meyer advised that the funds were designated from federal COVID-19 recovery funds. The state is anticipated to receive a substantial amount of federal monies for capital projects and other needs. During the last legislative session, no parameters had been established by the federal government on eligible uses of COVID-19 recovery funds. Many other projects were designated to be funded using COVID-19 federal funds. The

state has received information on funding requirements and types of projects eligible to use the funds. Other projects funded through the same process are undergoing a similar review to ensure the projects are eligible to use the federal funds.

Lieutenant Governor Heck asked about the total cost of the Temple of Justice project. Assistant Director Frare advised that the total cost of the project is \$30 million with \$4 million available for design and \$26 million appropriated for construction. Lieutenant Governor Heck asked whether the Temple of Justice has negotiated a lease for a temporary location during the construction. Assistant Director Frare advised the lease is in process as the tenants of the building plan to vacate the building during construction. Lieutenant Governor Heck asked whether a contingency plan was considered if federal COVID funds cannot be used to fund the project. Assistant Director Frare responded that DES is working closely with OFM on the funding status. Other funds might be available at this time, which would be considered should problems be encountered with the use of federal funds. If necessary, DES would request additional funds from the Legislature.

Lieutenant Governor Heck asked whether staff received any written comments. Assistant Director Frare said the only comment was from the South Capitol Neighborhood Association pertaining to the LCM project.

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

The next CCDAC meeting is scheduled on Thursday, November 18, 2021 at 10 a.m. The next SCC meeting is scheduled on Thursday, December 16, 2021 at 10 a.m. Both meetings will be virtual meetings.

Lieutenant Governor Heck acknowledged the volume of work completed and pending completion by DES staff and welcomed Director Smith to the Pacific Northwest.

***With there being no further business, Lieutenant Governor Heck adjourned the meeting at 11:29 p.m.***

Prepared by Valerie L. Gow, Recording Secretary/President  
Puget Sound Meeting Services, [psmsoly@earthlink.net](mailto:psmsoly@earthlink.net)

*Approved by SCC at the December 16, 2021 Meeting without modifications. All written public comments received prior to the meeting are attached in the form received.*



## State Capitol Campus Committee

*Lieutenant Governor Denny Heck (Chair), Secretary of State Kim Wyman (Vice Chair), Governor Inslee's Designee Kelly Wicker, and Commissioner of Public Lands Hilary Franz*

**OCTOBER 07, 2021**

(REMOTE ACCESS MEETING)

### Public Comments Received

**The attached public comments were received by 4:00 PM on October 05, 2021.**

Enterprise Services staff provided a summary or acknowledgment of the public comments received during the dedicated Public Comment Period on the agenda.

One summary response may have addressed multiple comments.

**From:** [Sharon Case](#)  
**To:** [DES SCC-CCDAC Public Comments](#)  
**Subject:** FW: SCNA Perspectives Paper  
**Date:** Thursday, September 30, 2021 5:23:10 PM  
**Attachments:** [SCNA Perspectives on LCM - FINAL August 18.2021.docx](#)

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## External Email

Attached is a copy of the Perspectives Paper developed on behalf of the South Capitol Neighborhood Association to address its priority issues and concerns regarding the Legislative Campus Modernization project, and more specifically Newhouse Replacement. Before the upcoming design phase commences, we felt it important to provide additional background and perspective on the issues we've raised during the past few months. We view this as a tool for communicating our vision and hope it will serve as a helpful guide in reaching common ground and creative solutions that will serve us all. Please contact us if you have questions or need further information.

We are grateful to Clarissa and Amy for their leadership in hosting yesterday's first Stakeholder Outreach meeting. It was a great opportunity to meet the design team of Miller Hull and hear comments from other interested individuals. The turnout was impressive and the following unifying themes were expressed:

- Adherence to historic Campus planning and design principles
- Avoidance of surface parking areas near buildings on the Campus and along the south edge
- Formation of a specialized workgroup to address perennial parking/transportation challenges (especially during legislative sessions)
- Preservation of Columbia and Water as "thru streets" to keep the Campus open
- Focus on future workplace needs, particularly in light of changing employee work patterns resulting from Pandemic experience
- Consideration of indigenous building materials as long as complementary to neo-classical design (suggested by one participant)

We look forward to ongoing collaboration.

SCNA Capitol Campus Workgroup (Sharon Case, Kris Tucker, Rachel Newmann, Holly Gadbow, Holly Davies, Greg Klein)

# DESIGN CHALLENGES AND SOLUTIONS FOR ENHANCING THE CAPITOL CAMPUS

Perspectives of the South Capitol Neighborhood Association (SCNA)

August 18, 2021

*The following document has been developed and written by a workgroup established by the South Capitol Neighborhood Association (SCNA) to address neighborhood issues of concern relating to the Legislative Campus Modernization project (LCM) and future development on the Capitol Campus.*

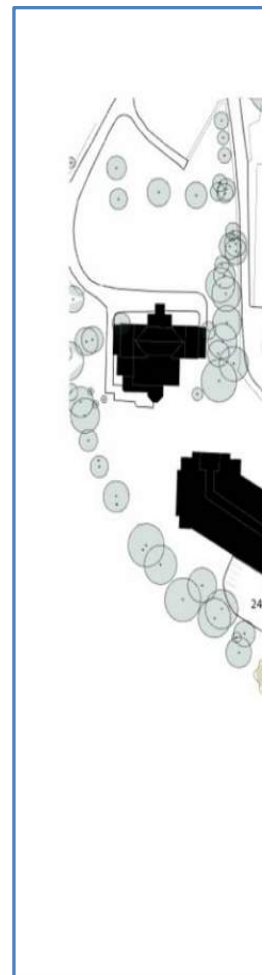
## South Capitol Neighborhood Association Workgroup - 2021

Sharon Case	Holly Davies
Holly Gadbow	Greg Klein
Rachel Newmann	Kris Tucker

## PURPOSE OF THIS DOCUMENT

*This document is intended as a tool for communicating the SCNA vision and response to the proposed Legislative Campus Modernization project (LCM) and its impact on the historic residential South Capitol Neighborhood, the city of Olympia, and the state of Washington.*

*To remain timely and relevant, some sections will likely change as the project moves forward, but it will remain consistent in its purpose: as a tool to help SCNA clearly and consistently communicate neighborhood perspectives and aid in establishing collaborative relationships and working with the State and other stakeholders on finding solutions moving forward.*



*PROPOSED SITE PLAN  
Legislative Campus Modernization Predesign  
MITHUN/Department of Enterprise Services  
October 22, 2020*



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## Overview: Campus Modernization Done Well

The Legislative Campus Modernization (LCM) project is a multi-building expansion of the State Capitol campus that, if done right, provides the opportunity to enhance the beauty, heritage and use of the Campus as envisioned by the eminent original architects and designers, Wilder & White/Olmsted. It is important to emphasize that the South Capitol Neighborhood Association (SCNA) **does not oppose new construction on the West Campus**. However, at this stage of development the pre-designs of both Newhouse Replacement and the Pritchard renovation pose a number of questions and concerns for the South Capitol Neighborhood. These include:

- **Comprehensive Campus Planning and Design:** New or renovated buildings and grounds must be addressed through the lens of the Capitol Campus as a whole. A piecemeal approach has the potential to result in a highly detrimental hodge-podge development with negative impacts for the Campus, Neighborhood and surrounding community. **The 2006 Master Plan and 2009 West Campus Historic Landscape Preservation Plan (2009 HLP)** are foundational to comprehensive planning and design, and key to the preservation of the beauty and legacy of the historic Campus.
- **Tourist attraction:** Our State's historic Capitol Campus is a popular tourist destination, attracting thousands of visitors each year to view the majestic Capitol Building and the beauty of its historic surrounding landscape. It is the major tourist attraction along the I-5 Corridor between Portland and Seattle, bringing visitors not only to the Capitol Campus but to Olympia's downtown business district and surrounding attractions. Stewardship of the Campus is paramount to preserving its historic legacy and magnificent landscape design which draws people to our Capital City from around the world.
- **Impacts from the pandemic experience (including telecommuting and remote access meetings)** were not included in the projections used for the predesign and should be considered in addressing office space projections and parking needs.
- **Campus/Neighborhood Transition:** The south edge of the West Campus along 15<sup>th</sup> Avenue – including landscaping and building scale, mass, and materials – must serve as an aesthetic and effective transition to the South Capitol Neighborhood.
- **Public Participation:** A plan for public engagement, similar to the model used for the Capitol Lake/Deschutes Estuary Project and Environmental Impact Statement, will provide **ongoing opportunities for stakeholder involvement** throughout all phases of development.
- **Parking/Transportation:** Addressing parking needs for employees and visitors, especially during legislative sessions, is an opportunity to explore options including expanded and improved parking on East Campus/Plaza Garage and offsite locations with shuttle service, and improved public transportation to the Capitol Campus from Puget Sound population centers. The Campus/Neighborhood transition area along 15<sup>th</sup> Avenue SW should minimize surface parking.

- **Street Closures/Traffic:** This decision should be made in consideration of an up-to-date traffic study, emergency access, neighborhood input, and safety of the neighborhood.
- **Historic Preservation:** The campus is on the National Historic Register and any changes must follow the Secretary of the Interior’s Standards for Historic Preservation. These standards and guidelines include materials, building features, mechanical systems, setting and relation to other structures, and sustainability.

**As residents of the adjacent historic residential South Capitol Neighborhood, we are carefully tracking these projects with the goal of working collaboratively to reach solutions that benefit the State and surrounding community.**

## SCN Vision of the LCM as Opportunity and Challenge

The State Capitol Campus and adjoining historic neighborhood represent a distinct and historic area of the greater Olympia community. It is the combination of open areas, landscape and building designs that provide an effective transition from residential living to state government activity. This buffer both separates and joins, becoming an integral part of the neighborhood and of the Campus. That unifying function extends throughout the entire perimeter of the Campus, providing a continuity of landscape design and complementary building architecture—each providing a nuance of difference within a consistent theme.

This critical transitional element of landscape and open area plazas extends to the south-facing building designs which, more intensely, define the south edge of the West Campus. It is the back-sides of both Newhouse and Pritchard and the surrounding landscapes that create the view perspective of the South Capitol Neighborhood.

These new buildings offer a grand opportunity to finish the south edge of the West Campus, which was not contemplated in the Wilder & White/Olmsted designs. This makes the design challenge even more critical: ensuring a complementary design while preserving the Legislative Building as the predominate feature of the neo-classical Capitol Group and integrating view corridors, open areas and pedestrian gateways to the historic neighborhood.

**Projects of this magnitude require well-defined and informed public participation.**

## Legislative Campus Modernization (LCM)

### Pre-design Report

The Legislative Campus Modernization Pre-design report was commissioned by the 2020 Legislature in its Capital Budget (SB 6248, Section 1027) to address space needs of legislative agencies and critical issues with the Irving R. Newhouse, Joel M. Pritchard and John L. O'Brien buildings.

The Department of Enterprise Services (DES) was directed to oversee the project, which is to take place over the next six to seven years. The first major step for each project is site analysis

and design work. These steps often include stakeholder engagement as well as technical studies.

The 2020 Capital Budget identifies goals for the LCM Predesign:

- Replacement of the Newhouse building including an option for an additional floor and an American neoclassical building façade similar to that of existing buildings on the Campus.
- Renovation or replacement of the Pritchard building.
- Renovation of the O'Brien building.
- Maintain or increase parking capacity of the campus; meet energy standards; provide temporary office space during construction.

DES selected a predesign team led by Mithun, staffed by DES, with oversight by a Legislative Executive Team. The LCM Predesign Report was presented to CCDAC in November 2020 and to SCC (January and March 2021) and published online on February 5, 2021.<sup>1</sup> The LCM Predesign Report calls for new space for existing offices for the House and the Senate, the Code Reviser, Legislative Support Services and other legislative agencies. The LCM Predesign Report analyzes several options related to replacement or renovation of the Pritchard Building:

Option A: renovate and expand the existing Pritchard Building -

A.1: as well as a three-story replacement of the Newhouse Building.

A.2: as well as a four-story replacement of the Newhouse Building.

Option B: full replacement of the Pritchard building -

B.1: as well as a three-story replacement of the Newhouse building.

B.2: as well as a four-story replacement of the Newhouse building.

**The LCM Predesign Report recommends Option B2 for replacement of the Pritchard Building with a new four-story structure.**

The LCM Predesign Report recognizes the importance of the relationship with the adjoining neighborhood noting that the south edge Sub-Campus must "create a strong relationship between historic capitol group and South Capitol Neighborhood (SCN)." This would be accomplished by "creating open spaces and plazas that provide amenities for the campus and neighborhood."

Estimated construction schedule in the LCM Predesign Report:

Newhouse Replacement – June 2025

Pritchard Replacement – August 2027

O'Brien Remodel – June 2028

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<sup>1</sup> <https://des.wa.gov/sites/default/files/public/documents/Facilities/LCM/18-527PredesignReport.pdf?e5970#page=6>

## 2021 Capital Budget LCM Provision (SHB 1080, Section 1111)

The Legislature appropriated funding in its Capital Budget for the LCM, including design and construction of the Newhouse Replacement building (design commencing by 12/1/2021); Pritchard building preservation study continuation (completion by 3/31/2022); and Pritchard design (commencing in 2023).

Note: The pandemic, the related shutdown, and post-pandemic changes related to office space, telecommuting and parking are not mentioned in the 2020 or the 2021 Capital Budgets or the resulting LCM Predesign Report.

## Newhouse Replacement Design Team Selection Process

In May 2021, DES issued a Request for Qualifications (RFQ) to select a consultant team “to provide full validation of predesign, design and construction administration for the ‘Newhouse Building Replacement,’ a sub-project of the Legislative Campus Modernization (LCM) project.” This is described as a 4-story, high-performance building (option B-2 in the predesign) to provide office space for Senate members, Senate staff, legislative support staff and services. The RFQ can be found at

<https://des.wa.gov/sites/default/files/public/documents/Facilities/EAS/AdvertisedSelections/2021-180/2021-180-RFQ.pdf?b98a0>

The design team was selected in mid-June 2021.

## Capitol Campus Planning Documents

The proposed development on the south edge of the West Capitol Campus provides opportunities to advance the vision and principles identified in previous planning efforts. The 2006 Campus Master Plan and 2009 West Campus Historic Landscape Preservation and Vegetation Management Plan are fundamental planning documents providing a vision for comprehensive Campus design. They are also consistent with the Secretary of the Interior’s Standards for Historic Preservation. SCN’s positions are grounded in this critical set of principles outlined below.

### 2006 Master Plan: Principle 5 – Design

- Site new buildings as part of the existing open space/landscape pattern.
- Protect view to the Legislative Building, including South Capitol Neighborhood.
- Maintain and enhance major view corridors into the Campus.
- Create physical and visual transitions to the urban and natural context at Campus perimeter.
- Define gateways and reinforce seams between campus and neighborhoods with attention to pedestrians and views.

- Create strong relationships between the historic capitol group and the South Capitol neighborhood.
- Maintain pedestrian access on or near Columbia and Water Streets.
- Provide complementary buffers along 15<sup>th</sup> Avenue, Columbia and Water Streets and articulate building facades.

The 2006 Master Plan repeatedly calls for sensitivity to the edge between the Campus and the South Capitol Neighborhood. For example:

- "State development at the boundaries of its campuses should be sensitive to the character of the adjoining neighborhood, particularly residential neighborhoods." (Page 05-7)
- "Because of its location on the southern edge of the campus and immediately adjacent to an historic register neighborhood, development of this property [Pritchard Parking Lot, Site 5] should be minimal and provide a transition appropriate to both the residential area on the south side of 16<sup>th</sup> Avenue and State office buildings on the north. (Page 05-5)

### 2009 West Campus Historic Landscape Preservation and Vegetation Management Plan (2009 HLP)

The following statements from the 2009 HLP also provide guidance:

- "Recommended setbacks and massing of new development [are necessary] to reinforce key views of the Campus and the Capitol group and to minimize the scale disparity between the South Edge and the South Capitol Neighborhood."
- "Landscaping--particularly yards, gardens and trees is a character defining feature of the South Capitol Neighborhood District, thus important to respond to."
- "[S]oftening parking lot area with trees [will act] to reduce the heat island effect, to improve pedestrian experience, to reduce impact of vehicles, and provide a more sensitive transition to the SCN."

### Telecommuting Will Reduce Local Traffic and Parking Needs

In addition to only minimal reference to design principles in the 2006 Master Plan and the 2009 Historic Landscape Plan, the Predesign fails to address the anticipated significant impact of telecommuting.

The State has a unique and timely opportunity to economize and reduce office space needs, traffic impacts, parking demand and greenhouse gas emissions by implementing an aggressive telecommuting program. Based on the pandemic experience, the State's own survey shows that employees are ready to regularly telecommute. It is particularly timely for the Governor, who actively promotes measures to reduce the impacts of climate change, to take the lead in working with the Department of Transportation on commute-trip reduction and establishing a telecommuting policy for State agencies given the recent pandemic experience. In addition,

office space projections for new buildings or renovation plans should include an analysis of telecommuting data.

Legislative sessions create additional parking and traffic pressures for the South Capitol Neighborhood. Continuing to provide remote access to hearings and other legislative functions, as used in the 2021 Session, would help reduce these impacts. Now is the perfect time for the State to directly address parking policies when the Legislature is in session by continuing the use of virtual committee hearings, improving access and safety in the East Campus garage, providing off-site parking options with shuttle service, and working with public transit to improve schedules throughout the Puget Sound Corridor to/from Olympia. Comprehensive planning for development of the State Campus is necessary to address these critical issues.

## ADDENDA

### Comprehensive Planning To Inform, Provide Oversight, Clarify Roles

The South Capitol Campus Neighborhood Association (SCNA) continues to advocate for a comprehensive planning process that informs State Capitol Campus development and preserves the Wilder & White/Olmsted visions. Stewardship of this magnificent Campus is paramount and must be fully supported by an effective oversight process that is embraced both by the Legislature and the executive branch. Unfortunately, in recent years this stewardship responsibility became weakened by a lack of clarity regarding the role and authority of the State Capitol Committee and an ineffective decision-making process. The Statute Review Workgroup by the State Capitol Committee and Department of Enterprise Services provides a valuable opportunity to clarify and strengthen this vital oversight process.

The Legislative Campus Modernization project (LCM) defines the greatest development on the West Capitol Campus since 1911. Change of this magnitude not only requires appropriate oversight and stewardship but also must address time-honored principles described in Campus planning documents. The principles of the 2006 Campus Master Plan and 2009 West Campus Historic Landscape Preservation and Vegetation Management Plan (2009 HLP) are foundational to Campus planning and provide a necessary framework to avoid a piecemeal process that would be detrimental to the preservation of the beauty and legacy of our State Capitol. Plus analysis of the pandemic experience – both telecommuting and remote access meetings and hearings – should be considered in projections for office spaces and parking needs. Changes to the Capitol Campus must also follow the Secretary of the Interior’s Standards for Historic Preservation (RCW 79.24). All new structures should be addressed through the lens of the Campus, as a whole, recognizing the connectivity of its parts. The Predesign could have been stronger in embracing the principles within these two important planning documents and national standards.

SCN's positions relating to the nexus between the residential neighborhood and the South edge of the Campus are grounded in the critical set of comprehensive planning principles outlined below:

2006 Master Plan: Principle 5 – Design

- Site new buildings as part of the existing open space/landscape pattern.
- Protect view to the Legislative Building, including South Capitol Neighborhood.
- Maintain and enhance major view corridors into the Campus.
- Create physical and visual transitions to the urban and natural context at Campus perimeter.
- Define gateways and reinforce seams between campus and neighborhoods with attention to pedestrians and views.
- Create strong relationships between historic capitol group and South Capitol neighborhood.
- Maintain pedestrian access on or near Columbia and Water Streets.
- Provide complementary buffers along 15<sup>th</sup> Avenue SW, Columbia and Water Streets, and articulate building facades.
- In addition, the 2006 Master Plan explains, "State development at the boundaries of its campuses should be sensitive to the character of the adjoining neighborhood, particularly residential neighborhoods."

The 2009 HLP states: "Recommended setbacks and massing of new development [are necessary] to reinforce key views of the Campus and the Capitol group and to minimize the scale disparity between the South Edge and the South Capitol Neighborhood." Also, the 2009 HLP states that "Landscaping-particularly yards, gardens and trees is a character defining feature of the South Capitol Neighborhood District, thus important to respond to."

Renewing the commitment to the State's stewardship responsibilities and embracing comprehensive planning principles and design elements are especially timely given the Legislative Campus Modernization project that is underway and the ambitious ten-year Capital Plan envisioned for the Campus, including renovation, demolition and construction of buildings on both the West and East Campus.

The 2009 HLP captures both the rich symbolism and multi-faceted functions of the Capitol Campus in its introductory remarks:

"The Washington State Capitol Campus holds a revered position in the collective American experience, symbolizing our highest ideals as a democratic society, state, and nation. It is a place where the public gains access to the lawmaking process, where employees serve their constituents, where visitors learn about our state history, where the community gathers to celebrate and recreate, and where passersby find reassurance in the solidarity of the architecture and landscape. It is a living legacy that is both inherited from our ancestors and bequeathed to future generations. The stewardship of



this legacy is multi-faceted, encompassing cultural, environmental, and economic concerns.

“The West Capitol Campus, in particular, is the iconic center of our State governance, where people gather to engage in debate and shape policy, finding inspiration from the past as they aspire to a more just and equitable future. Just as the Campus is the setting for influential events, conversely, the events and ideals serve to shape the landscape. The landscape manifests the continuum of history, the evolution of our society; it evidences our values, our social mores, and our relationship with the world around us. The legibility of this historic narrative within the landscape contributes to our existential understanding.”

Moving into the design phase for replacement of the Newhouse Building the SCNA-designated workgroup looks forward to working with the Design Team, DES, SCC, CCDAC and other stakeholders to integrate the principles of the 2006 and 2009 Planning Documents into the LCM.

### Clarifying SCC and CCDAC Roles for Campus Stewardship

The Legislative Campus Modernization (LCM) project and the ten-year Capital Plan envision monumental changes to the State Capitol Campus in the coming decade. Essential for this ambitious effort is a comprehensive planning process involving the Department of Enterprise Services (DES), the State Capitol Committee (SCC), the Capitol Campus Design Advisory Committee (CCDAC), Department of Archaeology and Historic Preservation (DAHP), the City of Olympia, and community stakeholders.

To this end, it is paramount that the executive and legislative branches of government give priority to the stewardship responsibilities for the Campus to preserve its magnificence, historic legacy, and utility for legislators, staff, and Washingtonians.

Unfortunately, in the past few years this planning process has lost focus and become disjointed. The roles and responsibilities for the SCC and the CCDAC lack clarity and the sequence of decision-making has weakened critical review and oversight duties. The South Capitol Neighborhood Association (SCNA) supports active and assertive roles for both these committees with attention given to a robust public engagement process throughout Campus planning and development. Campus Master Plans addressing building construction, landscape design, access, transportation, walkways, memorials and amenities must remain current.

The SCC Workgroup on Statutory Review formed in 2020 provides a welcomed opportunity to strengthen processes governing the maintenance and development of the State Capitol Campus. SCNA recommends the following issues be added to the current list of statutes/regulations for review:

- Expand oversight responsibilities of SCC and CCDAC to include the nexus and relationship of the State Capitol Campus and State Facilities to the surrounding communities and neighborhoods to address and support overarching jurisdictional issues.
- Assess CCDAC membership designations in RCW 43.34.080 to determine areas of expertise and representation needed to support the committee’s mission and duties. For example, historic preservation is not addressed currently in statute and should be added.

The SCNA remains committed to its responsibility as a good neighbor and looks forward to ongoing participation in a stakeholder process that supports community engagement in Campus development.

### Campus Design Must Respect History, Architecture, and Public Experience

New buildings must respect and enhance the cultural history, architectural character, and public experience of the Capitol Campus.

The Capitol Campus was designed more than a century ago by Walter Wilder, Harry White, and the Olmsted brothers. The Campus has been on the National Register of Historic Districts since 1974.

*2006 Master Plan: “State buildings and grounds are symbols of statehood and civic pride.” (Principle 5: Design)*

*2006 Master Plan “The state shall develop facilities on its campuses with an emphasis that ensures architectural harmony with existing buildings and the landscaped setting, with special attention to the effect on the spaces between buildings, and in a manner that preserves generous open spaces.” (5.1. Capitol Campus Open Space)*

As neighbors to the Capitol Campus, we affirm the vision of Wilder & White/Olmsted, and urge adherence to the following key design principles:

- **New buildings must complement the grandeur and architectural significance of the Legislative Building.** We support the use of historically compatible materials and sandstone colors, design proportions, as well as columns and other architectural elements, that ensure that the buildings relate harmoniously with the established architectural theme of the West Campus buildings.
- Site and scale of new buildings must establish **view corridors and landscaping** to create a “planned, contiguous cluster of state buildings and associated grounds.” (2006 Master Plan) New buildings should relate visually, architecturally, and practically – i.e. with easy access for pedestrians including elected officials, staff, and the public – including people

with disabilities. Open spaces should be welcoming and appropriately landscaped.

- **Height and positioning of new buildings:** We are concerned about building height, and new buildings must not appear to wall off the neighborhood, the campus, and/or pedestrian corridors.
- **Surface parking lots** detract from the design integrity and public experience of the Campus. Such parking lots should provide neither a sea of parked cars or a sea of open asphalt, but should include landscaping, lighting, view corridors and pedestrian pathways.
- There must be a commitment (and ongoing funding) for **preservation and maintenance of buildings and grounds.**

If done right, the envisioned Legislative Campus Modernization projects have the potential to enhance the beauty, heritage and use of our State's Capitol Campus as envisioned by the eminent original architects and designers, Wilder & White/Olmsted. However, a piecemeal process without comprehensive planning and critical oversight can result in a highly detrimental hodge-podge building expansion.

### Well Designed Transitional Area Between the West Campus and the South Capitol Neighborhood

One of the key components to the redesign of the south edge of the West Capitol Campus is the creation of a "buffer" to the adjoining historic neighborhood. The South Capitol Neighborhood wholeheartedly agrees with the objectives addressing this issue in the Legislative Campus Modernization 2021 Capital Budget {SHB 1080, Section 1111):

(7) The state capitol committee, in consultation with capitol campus design advisory committee, may review architectural design proposals for continuity with the 2006 master plan for the capitol of the state of Washington and 2009 west capitol campus historic landscape preservation and vegetation management plan. As part of planning efforts, the state capitol committee may conduct a review of current design criteria and standards.

(8) The Irv Newhouse building replacement and Pritchard building designs should include an analysis of comprehensive impacts to the campus and the surrounding neighborhood, an evaluation of future workforce projections and an analysis of traffic impacts, parking needs, visual buffers, and campus aesthetics. The designs should include a public engagement process including the capitol campus design advisory committee and state capitol committee.

A South Capitol Plaza, with amenities of an urban pocket park beginning at Capitol Way and 15th Avenue SW and terminating at the end of 16th Avenue SW, would mitigate a set of negative impacts created by the Newhouse Replacement project while providing an appropriate and effective transition between the south edge of the West Campus and the historic residential neighborhood. The project proposed in the predesign phase prioritizes use of the two square blocks of the campus with a four-story building and a surface lot of 293 parking stalls. However, there is little in the current design to offset the adverse environmental impacts upon the neighborhood. A plaza/buffer represents a fair mitigation to the following negative impacts, i.e., scale of building, obstructive view corridors, and surface parking.

It is apparent that designers of the Helen Sommers building attempted to include important elements on the backside of the building facing the downtown to avoid a solid wall of utilitarian function. However, even with the use of windows, recesses and landscapes, the magnitude of the multi-story structure filling the square-block footprint almost to its edge forms an overpowering boundary. This creates a sudden demarcation between community and state government. Further, the view from Capitol Way of the newly constructed Capitol Childcare Center cries out for vegetation as a camouflage of the bare brick and utilitarian side entry. The SCNA does not want the errors of these projects to be repeated in the design and construction of Newhouse with its relation to the South Capitol Neighborhood. It is our expectation that all parties involved would strive to perfect the continual development on the Capitol Campus.

As the design phase commences, SCNA looks forward to a collaborative process that will provide an opportunity for all stakeholders to engage in the creation of a Campus south edge that provides a meaningful transition to the South Capitol Neighborhood. We are confident that a shared vision by all parties can fulfill this goal.

### Historic Preservation is Foundational to the Campus

The Capitol Campus is a Historic District on the National Register of Historic Places. Among the buildings listed are the Washington State (Pritchard) Library and the O'Brien Building. The Newhouse building and Ayer Duplex are eligible for the National Register. The LCM must follow the Secretary of the Interior's Standards for Historic Preservation and Guidelines for preservation, rehabilitation, restoration, and reconstruction. Historic preservation standards and guidelines include:

- Materials
- Building features
- Mechanical systems
- Setting and relation to other structures
- Sustainability

The Secretary of the Interior's Standards for Treatment of Historic Properties are called out in RCW 79.24 as the standard for the historic State Capitol Campus, and in Olympia Municipal

Code 18.12, for historic properties in Olympia. DES should work with the state Department of Archeology and Historic Preservation (DAHP), the Capitol Conservator, and the City of Olympia to follow historic preservation guidelines. This may be done with a contractor with expertise in historic preservation.

The State has a responsibility to modernize its facilities and following RCW 79.24 allows accomplishment of that work in a way that respects the character-defining features and integrity of the public and historic buildings of the Capitol Campus and the adjoining National Register South Capitol Historic District. The Standards acknowledge the need to alter or add to a historic building to meet continuing or new uses while retaining the building's historic character.

We are particularly concerned about the proposed demolition of the 1958 Joel M. Pritchard Library Building, our State's most important public mid-century building and an icon on the Capitol Campus. We recommend rehabilitation of this building for other uses.

The 2002 Washington State Library Historic Structures Report described it as "...among the most important regional archetypes of mid-century architectural design and thought." and "... a textbook on how Washingtonians looked at the future in the 1950s and how public buildings reflected that vision." The report noted, "The main entry and roof should be considered integral to the building and treated with the same importance as the primary interior spaces; any additions should be subordinate to the visual integrity of the primary façade when viewed from the Legislative Building; and that the Washington Room, lower gallery and reading room on the main floor should remain available for public access."

The Pritchard Building is one of the distinguished classical sandstone buildings of the campus. It stands out from the other buildings slated for demolition in the following ways:

- For its architect. Paul Thiry was a highly accomplished, award-winning Pacific Northwest architect, graduate of the University of Washington and St. Martin's Prep in Lacey; planning consultant to WSU, UW, the Army Corps of Engineers and the National Capitol Building in addition to a remarkable architectural portfolio. Thiry is most known for his role as supervising architect for the Seattle's World Fair and designing what is now known as Key Arena, including its recent renovation, maintaining the historic architecture, increasing the usable space, and sporting a new name - the Climate Pledge Arena - in response to a commitment to net zero carbon by 2040.
- For its architecture. An intentionally monumental structure designed to join the classical grouping yet with a distinctly Northwest style, the building uses similar forms and materials in a simplified and modern way while employing technical innovations creating beautiful, highly functional interior spaces.
- For its artwork. A jewel box of 1950's works of art, it is one of Washington's earliest examples of a percent for-art in public construction and helped to launch that State program. Site-specific works commissioned for the building are a showcase of mid-century Pacific Northwest artists and the most valuable works of art on the campus today.

- For its connections to Women’s History. The building’s story is a story of growing self-awareness and agency of women in government and public policy. The long and hard-fought battle to assert the importance of the library function, authorize a purpose-built structure, and secure the high-profile, central location was led by State Librarian Maryan Reynolds in partnership with Superintendent of Public Instruction Pearl Wanamaker. They were supported by traditionally-female activist organizations including statewide PTA’s, Washington Federation of Women’s Clubs, and the American Association of University Women.

It is also notable that the building’s size, placement, and clean design result in minimal visual intrusion on the adjoining historic neighborhood. Every conceivable effort should be made to preserve, restore, and rehabilitate this iconic structure.

Rehabilitation and reuse of existing buildings is sustainable and advances our climate change goals. The greenest building is the one that already exists. Unlike new construction, existing buildings have embodied carbon and their reuse also reduces construction waste.

### Public Participation to Inform, Advise and Respond

The South Capitol Neighborhood Association (SCNA) has formed a work group dedicated to the Legislative Campus Modernization project (Newhouse Replacement and Pritchard Renovation). We strongly advocated for a planning process that would approach these projects comprehensively and provide a robust public participation process. **The SCNA Workgroup seeks to be part of developing a formal Public Participation Plan, including timelines, in preparation for the design phase and throughout the entire process.**

Because the Legislative Campus Modernization project (LCM) has significant impacts to the South Capitol Neighborhood, we request the opportunity to actively participate in a process that embraces the principles of the International Association of Public Participation (IAP2) and to work with the Department of Enterprise Services, the Executive Team, the Capitol Campus Design Advisory Committee and State Capitol Committee as this project develops.

Public Participation is based on the principle that those who are affected by a decision should be involved in the decision-making process. It brings people together around a common purpose and provides the opportunity for those impacted to feel they are recognized and understood. An open public process gives voice to concerns and ideas that fill a broader lens as decisions are made.

A well-designed public participation process often creates a spectrum of positive results. These include:

- Creative design solutions that arise from information provided by a broad stakeholder group, not just the client—reflecting the interest, values, and needs of both the client and the community;
- Enhanced credibility of State government with the public; and

- Long-term sustainable planning resulting from stakeholder participation-- connecting to the wants and needs of the community.

#### An Example of an Effective Public Participation Plan

The Capitol Lake-Deschutes Estuary Long-Term Management Project is an example of a State project with a well-defined public participation plan. The entire process is structured and transparent. Informed by the principles of Public Participation (as defined by the International Association for Public Participation (IAP2), the consultant team follows these important steps:

- Involvement of the public early in the process - actively reaching out to interested individuals and stakeholder groups and using their input to influence decisions related to the scope of the project.
- Continued public participation in the EIS process and throughout project implementation. Early community input strengthens the decision-making process by giving participants the information needed to empower their ability to meaningfully influence decisions. Two examples: (1) adding to the scope the hybrid model of a reflecting pool and estuary combination in the lower lake; and (2) including Deschutes Estuary in the title of the project. Communication is respectful and all input is given serious consideration and responses.

At the current stage of the Capitol Lake-Deschutes Estuary project, the consultant group reports that all stakeholders agree on the importance of an outcome with environmental and economic sustainability. This encouraging report is consistent with the objective of consensus building in an effective public participation process. Experience demonstrates that a fair and open public process produces public acceptance even when the project is controversial and doesn't become the preferred option.

#### 2006 Master Plan References to Community Involvement

As a values-based framework with principles for guiding decision-making, the 2006 Master Plan references sensitivity and cooperation with the surrounding community, as well as working with local jurisdictions.

- “High-quality satellite campuses and individual facilities must be planned and sited in cooperation with local communities. They must contribute to community vitality through transportation management, historic preservation, place-making and smart growth approaches; and they must support local urban planning efforts. Principles that guide this vision are found under the heading *The Context of State Government Facilities.*”
- Principle 3: This Master Plan identifies Opportunity Sites for future development of State facilities. As planning for these sites takes place, the principles of good urban planning and a sensitivity toward the surrounding community must be at the forefront.

- The 2006 Master Plan calls for working with local jurisdictions to ensure that the State's siting policies address the urban planning issues of transportation choices, congestion, design character, parking, state identity, construction standards.

### Public Participation in LCM

It is too late for stakeholder groups and individuals to participate in a process to influence the scope and pre-design of the Newhouse Replacement project. However, the public has an important role moving forward in the upcoming design and construction phases. As "keepers" of a sense of place--both for the residential nature of the South Capitol Neighborhood and the historical significance and beauty of the Capitol Campus as a public place--stakeholders have a valuable contribution to make in upcoming building and landscape design decisions.

Early and ongoing public involvement supports effective positive outcomes for the State Capitol Campus, the State Senate (the Client), SCNA, the historic preservation community, the City of Olympia and other stakeholder groups.

### **Mitigating Negative Impacts with SEPA and EIS Processes**

The Washington State Environmental Policy Act (SEPA) was enacted in 1971 to ensure that any proposed project or policy change would receive a complete environmental review to identify any potential negative impacts, and to ensure that these negative impacts would be effectively mitigated by the project proponent.

In the case of the Newhouse Replacement sub-project of the LCM, the project proponent would be the Department of Enterprise Services (DES) and the project would be the Newhouse building replacement on the south Capitol Campus. The lead agency would be identified to provide the environmental analysis and procedural steps of SEPA. The agency proposing the project is by default the lead SEPA agency. The lead agency (likely DES) must review the SEPA Environmental Checklist and other available information to evaluate a proposal's likely environmental impacts.

The purpose of the SEPA Checklist is to help determine whether the environmental impacts of the proposed project are significant and can be avoided, minimized or mitigated. The Checklist is a review of sixteen environmental elements. These elements are impacts on the earth, air, water, plants, animals, energy and natural resources, environmental health, noise, land and shoreline use, housing, aesthetics, light and glare, recreation, historic and cultural preservation, transportation, public services, and utilities. The lead agency and the applicant may work together by revising the proposal or identifying mitigation measures to be included as permit conditions. It is likely that DES would be both the applicant and the lead agency responsible for the environmental review for the Newhouse project.

The lead agency will assess significance and issue one of the following threshold determinations:

1. Determination of non-significance.



2. Mitigated determination of non-significance.
3. Determination of significance which triggers an Environmental Impact Statement.

The Environmental Impact Statement (EIS) is a more extensive environmental review. This process provides for the public, local, state and federal agency to participate in analyzing all relevant information in determining adverse impacts from the project. The completed EIS is then used to assess a final threshold determination by the lead agency.

There is a final appeal process. Any stakeholder with standing can appeal the SEPA component of the building permit. The SCNA would be a stakeholder eligible to file an appeal in the court with jurisdiction.

### **Street Closures, Traffic Projections & Telecommuting Deserve Further Consideration**

**Street Closures:** The Legislative Campus Modernization Predesign Report (LCM) proposes to close Columbia Street SW at 15th Avenue SW and build a traffic diverter at the intersection of Water Street SW and 15th Avenue as part of the replacement of the Newhouse Building. The South Capitol Neighborhood Association (SCNA) raises several concerns about these proposals. The primary concern is related to the restricted ability of residents and emergency vehicles to enter or exist the neighborhood and Campus when Capitol Way is blocked due to protests, natural disasters, or civic activities, or other events. These barriers can present serious safety concerns for those on the Campus and the surrounding area. Other concerns include losing the use of Columbia Street for neighborhood parking, and restricting neighborhood access to the traffic light at Sid Snyder and Capitol Way for neighborhood residents going north on Capitol Way, particularly at peak traffic hours. Closure would also cause an increase in traffic through the neighborhood and at the intersection of 21st Avenue SW and Capitol Way at peak hours and when neighborhood children are crossing that intersection to walk to Lincoln School and impede emergency vehicle access, especially during times of high traffic congestion.

The LCM suggests that closing Columbia Street enables more secure parking next to the Newhouse Building. It recommends the Water Street traffic diverter to keep traffic bound for the Capitol Campus on Capitol Way. LCM states street closures would also allow a continuous sidewalk along the northside of 15<sup>th</sup> Avenue and to the proposed Pritchard Replacement building.

**Traffic:** A memorandum was prepared by Heffron, Inc to support the predesign and to present information and analysis of potential parking and transportation impacts.<sup>2</sup> Using data from the Thurston Regional Planning Council's 2014 traffic model, a transportation analysis done by Heffron Transportation, Inc. showed that during morning peak hour traffic (7 a.m. to 8 a.m.) 90 vehicles used Water Street. Half of this was cut-through traffic traveling south to the Capitol Campus, about 45 vehicles. During evening peak hours from 5 p.m. to 6 p.m., 20 vehicles traveled northbound, 30 were southbound on Water Street and 35 exited to Capitol Way on

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<sup>2</sup> Transportation Analysis to Support Predesign, p.1

15<sup>th</sup> SW. The analysis concluded that the amount of cut-through traffic is not a large amount.

<sup>3</sup>The study contains no analysis of neighborhood traffic that would travel to the intersection of 21<sup>st</sup> Avenue SW and Capitol Way during peak hours to use the light at that intersection if the traffic light at Capitol Way and Sid Snyder to turn left (north) was not available to them.

The Heffron analysis also looked at the City's 2024 resurfacing proposal to reduce traffic travel lanes to two through-lanes with a left-turn lane and add buffered bike lanes on Capitol Way as part of a resurfacing project, scheduled for 2024. The study suggests that the addition of a left-turn lane would assist making left turns at 17<sup>th</sup> Avenue SW and Capitol Way. The report also mentions a future roundabout at Capitol Way and Sid Snyder, not yet included in the City's near term Capital Facilities Plan.<sup>4</sup>

The 2020 Capital Budget providing funding for the LCM directed that no parking spaces should be lost. The LCM states that there are 350 parking spaces currently in the vicinity of the Newhouse and Pritchard buildings. Nevertheless, the LCM shows that the preferred alternative would reduce these parking places to 283 and provide no replacement parking or add new parking for the 10 Production and Design Team employees who would be accommodated in the replacement Newhouse Building. Most new parking would be provided in the vicinity of the current press houses. The report theorizes that if fewer than 2 percent of the employees of the new buildings used alternative means to travel to work or telecommuted one day per week, no new parking would be needed and in fact, more visitor parking could be provided on the Capitol Campus.<sup>5</sup>

**Telecommuting:** Before the pandemic, 6 percent of state employees telecommuted. During the pandemic, now over 90 percent of state employees telecommuted. In 2020 the State conducted a survey of employees of several state agencies about the willingness to telecommute. Of the employees surveyed, 56 percent were willing to telecommute at least 3 to 4 days per week; 74 percent were willing to telecommute at least one day per week. Before the pandemic 84 percent of the parking on the Capitol Campus was utilized. During the pandemic and the Governor's stay-at-home order, only 14 percent of Capitol Campus parking is used. The Department of Transportation is requiring employees to telecommute several days a week which has reduced space needs in its buildings.

It appears the State has a unique opportunity to economize and reduce office space needs, traffic impacts, and parking demand by implementing an effective telecommuting program. An effective telecommute program would also support local climate change goals including the reduction in greenhouse gas emissions. The State's own survey shows that employees are ready to regularly telecommute.

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<sup>3</sup> Ibid p. 13

<sup>4</sup> Ibid, p.18

<sup>5</sup> Ibid, p. 25

The Governor, who actively promotes measures to reduce the impacts of climate change, could take the lead in encouraging an effective telecommute program such as expanding the Commute Trip Reduction (CTR) program.

Now is the perfect time for the State to directly address parking policies to reduce parking and traffic impacts during the legislative session by continuing the use of virtual committee hearings, improving access and safety in the east campus garage, providing off-site parking options with shuttle service, and working with public transit to improve schedules throughout the Puget Sound Corridor to/from Olympia. Instituting these measures accomplishes State goals of reducing traffic, parking, employee space needs and fiscal impacts and addressing climate change - goals the SCNA wholeheartedly supports.

### City Ownership of Columbia and Water Streets in the South Capitol Neighborhood

(Provided by Dave Smith, Transportation Engineer, City of Olympia – May 21, 2021)

Columbia Street is currently a 60 foot wide City right-of-way (ROW) that starts just south of the crosswalk on Sid Snyder Ave. The Water Street ROW is shown with a jog line mid-way through the intersection with 15<sup>th</sup> Avenue and is also 60 feet wide south of 15<sup>th</sup> Ave.



## Surface Parking Poses Unnecessary Impacts

Being located next door to the State Capitol Campus has benefits and challenges. The Campus enhances the character of our neighborhood while causing neighborhood parking and traffic impacts, particularly during legislative sessions. For these reasons, the SCNA raises the following concerns with the LCM Parking Plan:

1. Inadequate plan to address comprehensive parking needs of State employees and visitors to the Campus, particularly during legislative sessions.
2. Inappropriate land use for surface parking adjacent to a residential neighborhood (SCN).
3. Lack of attention to Olmsted's vision for use of public space on the Capitol Campus.

The Need to Address Seasonal Parking Needs: The LCM does not address the need for a parking plan for employees and visitors during legislative sessions. Newly constructed buildings and parking policies in the last decade (the Jefferson Building, Helen Sommers Building and the Child Care Center, and staff parking at the Visitor Center) have resulted in the elimination of visitor lots. The pre-designs of both Newhouse Replacement and Pritchard have the potential to exacerbate this trend.

People come to the Washington State Capitol to tour the grounds, do business with the Legislature and executive branch, and exercise their freedom of speech in demonstrations. Adequate parking options, particularly during legislative sessions, are needed to address this perennial issue. There are costs for the parking enforcement in South Capitol Neighborhood that is required to enable residents and their guests to park near their homes. Further, the Newhouse pre-design that proposes to vacate Columbia Street between 15th Avenue SW and Sid Snyder Way would result in the loss of six permitted parking spaces for the Neighborhood. This is in an area of the neighborhood that is already over capacity with residential permits issued exceeding the number of spaces available.

The 2009 West Capitol Campus Historic Landscape Preservation and Vegetation Management Plan (2009 HLP) includes a "caution... to avoid inadvertently displacing the impact of vehicular parking to adjacent areas, such as the South Capitol Neighborhood Historic District."

### Surface Parking on the South Edge of Capitol Campus is Inconsistent with the 2009 Historic Landscape Preservation and Vegetation Management Plan and the 2006 Master Plan:

Design of the southern edge of the Capitol Campus and its important transition to the adjacent historic neighborhood is a high priority of SCNA. The LCM Predesign falls short in addressing this need, as emphasized in the 2009 HLP, which states:

"The goal is to reduce, and eventually eliminate, the majority of dedicated surface parking, so that this valuable landscape may be enlisted toward higher use. The caution is to avoid inadvertently displacing the impact of vehicular parking to adjacent areas, such as the South Capitol Neighborhood Historic District."

**STATE CAPITOL COMMITTEE**  
**Remote Access Meeting**  
**Olympia, Washington 98504**

**December 16, 2021**  
**10 a.m.**

**Final Minutes**

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**MEMBERS PARTICIPATING:**

Denny Heck, Lieutenant Governor & Chair  
Randy Bolerjack (for Steve Hobbs, Secretary of State)  
Sheri Sawyer, (for Kelly Wicker, Governor Inslee's Designee)

**MEMBERS ABSENT:**

Hilary Franz, Commission of Public Lands

**OTHERS PARTICIPATING:**

Tara Smith, Department of Enterprise Services	Lana Lisitsa, Mithun Architecture
Matt Aalfs, BuildingWork	David Marquiss, Department of Enterprise Services
Ruth Baleiko, Miller Hull	Carrie Martin, Department of Enterprise Services
Sharon Case, S. Capitol Neighborhood Assn.	Anne Knight, Friends for Seattle Olmsted Parks
Kevin Dragon, Department of Enterprise Services	Rachel Newmann, S. Capitol Neighborhood Association
Clarissa Easton, Department of Enterprise Services	Ray Outlaw, Floyd/Snider
Bill Frare, Department of Enterprise Services	John Saunders, S. Capitol Neighborhood Association
Tessa Gardner-Brown, Floyd/Snider	Cristine Traber, Miller Hull
Ann Larson, Department of Enterprise Services	Valerie Gow, Puget Sound Meeting Services

**Welcome and Introductions & Approval of Agenda - Action**

Lieutenant Governor and Chair Denny Heck called the regular State Capitol Committee (SCC) virtual meeting to order at 10:17 a.m.

A meeting quorum was attained.

Members and staff provided self-introduction.

Lieutenant Governor Heck reviewed the agenda. No modifications to the agenda were offered.

**Approval of October 7, 2021 SCC Meeting Minutes – Action**

*Sheri Sawyer moved, seconded by Randy Bolerjack, to approve the October 7, 2021 SCC minutes as published. Motion carried unanimously.*

**Appointment of 2022 SCC Chair and Vice Chair**

Lieutenant Governor Heck requested deferral of the appointment of the SCC Chair and Vice Chair to the next meeting.

*Sheri Sawyer moved, seconded by Randy Bolerjack, to suspend Section 3 in SCC Policy and Procedures until the next meeting deferring the appointment of the 2022 SCC Chair and Vice Chair. Motion carried unanimously.*

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**Establish 2022 SCC Regular Meeting Calendar – Action**

Lieutenant Governor Heck reviewed the proposed SCC meeting calendar for 2022:

- March 17, 2022, 10 a.m. (1st Quarter)
- June 16, 2022, 10 a.m. (2nd Quarter)
- October 20, 2022, 10 a.m. (3rd Quarter)
- December 15, 2022, 10 a.m. (4th Quarter)

Lieutenant Governor Heck inquired as to whether the committee plans to meet prior to March 17, 2022 to consider the appointments of Chair and Vice Chair. Bill Frare, DES Assistant Director, Facility Professional Services, advised that a special one-topic meeting in late January would be requested to address some issues involving the Legislative Campus Modernization (LCM) project to enable the project to remain on schedule. The election of officers can be deferred until the March 17, 2022 meeting. Lieutenant Governor Heck suggested scheduling the election of officers during the special meeting in late January.

*Sheri Sawyer moved, seconded by Randy Bolerjack, to approve the 2022 meeting calendar as presented. Motion carried unanimously.*

**Public Comment - Informational**

**Rachel Newmann** referred to a letter submitted by former Senator Karen Fraser to DES regarding the first Newhouse stakeholder meeting. Her comments are relevant to the issues before the committee. Senator Fraser authorized the sharing of her comments with the committee. Her views are based on her significant involvement in Capitol Campus planning for nearly three decades to include 28 years as a legislator for the 22<sup>nd</sup> District. She served four years in the House of Representatives and 24 years in the Senate. For six years, she chaired the capital budget process and for 21 years, she served on the Capitol Campus Design Advisory Committee. During that period, she was engaged in nearly every issue pertaining to the campus. Senator Fraser summarized her thoughts in a letter to DES and during a stakeholder meeting by sharing that the Capitol Campus is an historic treasure, an icon of the State of Washington, and a major symbol of the inspiring values of democracy and of the state. The campus must be kept foremost in mind when proceeding with careful thought and due care. Most of the issues are not new and most of the controversial elements in the proposed modernization plan have been discussed, debated, and studied in the past. They are difficult, which is why they have been slow to be resolved and continue to perplex. The planning process is a major opportunity to advance a resolution. Legislative office space is needed and Senate and House members and their staff need more office space as the state grows and issues multiple and become more complex. The legislative branch must respond with additional capacity. It would be shocking to consider demolishing the Pritchard Building, as it is historic in many ways. It was designed by a renowned Washington state architect for the space to complement the Legislative Building. The building contains historic artwork designed specifically for the building and there must be ways to reconfigure the building by maintaining its historic significance. Senator Fraser recommended no street closures. Neighbors make a good case for the need of local circulation and the ability to avoid Capitol Way in case of closure during an emergency. Street closure was once considered for the street located on the north side of campus; however, after much deliberation, the decision was not to pursue a street closure. There campus should not be walled from the south. For unusual situations, temporary closures are possible utilizing a variety of techniques. Compatibility between the campus and the South Capitol Neighborhood is exceptionally important and has been a steady value and goal over the years. Both are designated historic areas. Key issues in the past have included height and bulk of buildings, view privacy for the more immediate neighborhood residents, parking and traffic flow, and landscaping. Senator Fraser concluded her comments by offering to discuss her concerns with the committee.

Lieutenant Governor Heck thanked Ms. Newmann for sharing Senator Fraser's comments. He asked her to extend the committee's gratitude to Senator Fraser as there are not many things that are good and worthwhile that have occurred over the last 35 to 40 years that do not have Senator Fraser's fingerprints on them.

**Sharon Case, speaking on behalf of the South Capitol Neighborhood Association (SCNA)**, cited her written statement provided to the committee communicating the association's priorities. Over the last year, accomplishments include SCC members voicing similar values, concerns, and support of the legacy and stewardship of the Capitol Campus. The committee's action to delay consideration of the predesign proposals presented in January 2021 followed by Lieutenant Governor Heck's leadership to seek support for budget language capturing the spirit of the initial proviso request provided some optimism to the neighborhood. In the ensuing months, DES hosted stakeholder outreach inviting organizations and individuals to share priorities and concerns. Later in the fall, residents were pleased to learn of the selection of the highly regarded Miller Hull Architecture to proceed with building and landscape design. To meet obligations as a key stakeholder, association members worked to find common ground that might pave a way for identifying solutions. Those included development of a perspectives paper for use as a reference guide, two capital budget provisos, and participation in four Newhouse stakeholder and three Pritchard stakeholder meetings. Other participation included virtual outreach with the Director of DES, members of the House and Senate budget analysts, Deputy Secretary of the Senate, legislators of the 22<sup>nd</sup> District, City of Olympia along with helpful discussions with Project Director Clarissa Easton and her team, and quarterly updates to CCDAC and the SCC. Those accomplishments and opportunities keep members hopeful and engaged while recognizing it has not been easy struggling to maneuver through a disjointed process lacking clarity. To provide effective oversight of the campus, improvements are needed, such as clear lines of decision-making authority, definition of roles and responsibilities, a timeline for decision-making, and a stakeholder process that not only provides opportunities to present views but interactive activities structured to facilitate the development of agreed upon solutions. Throughout the association's activities, members have encountered a team of talented people who are trying their best to deliver a successful project that serves the needs of the Legislature and builds on the beauty and historic legacy of the State Capitol Campus. Unfortunately, the existing process is circular in nature and at risk of shortsighted decision-making and failure to follow Capitol Campus Master Plan design principles or address 21<sup>st</sup> century employee work patterns and campus access barriers. Monument projects of similar size and scope require greater management structure and stewardship. The association recommends adoption of a budget proviso to address parking, transportation, and traffic needs. The association requests the creation of options by Miller Hull and Mithun addressing Master Plan and historic landscape preservation principles and stakeholder concerns. The team should consult with a historian familiar with Capitol Campus and the Wilder and White and Olmsted legacy to provide peer review and guidance to CCDAC and SCC as the project progresses. A decision on any street closure should be delayed until there is appropriate review by DES security and others impacted by the decision to include the City of Olympia, Washington State Patrol, Legislative Security, and the South Capitol Neighborhood. Ms. Case asked to whom the association should direct its advocacy and whether it should be CCDAC, SCC, DES, Project Executive Team (PET), Office of Financial Management (OFM), or the State Capital Budget Committees. She thanked members for listening as she hopes her observations are viewed in the spirit in which they are intended to convey.

**John Saunders, SCNA**, addressed his comments to the Newhouse Building Replacement project. The association opposes street closures for a variety of reasons and supports the maintenance of existing Columbia Street right-of-way as reflected in the current plan for the Newhouse redesign in scenarios 1 and 2. Conversely, the plans also depict the closure of Water Street, which is also opposed by the association. The closure of Water Street is unnecessary as part of the Newhouse Building Replacement project and should not be considered at this time. The SCC is urged to oppose the recommendation from DES to close Water Street until further review with the City of Olympia, City of Olympia Police Department, City of Olympia Fire Department, and South Capitol Neighborhood residents. The SCNA



also opposes the construction of surfacing parking on Opportunity Sites 5 or 6. The current site redesign plan for the Newhouse Building and the Pritchard Building appears to include surface parking. Such an extensive and dense surface parking area is not consistent with the State Capitol Master Plan, the Olmsted Campus Design, or environmentally sustainable principles. The redesign project should justify the amount of needed surface parking only after all other options to meet parking demand have been exhausted.

**Anne Knight** reported she serves on the advisory boards of Friends for Seattle Olmsted Parks and the National Association for Olmsted Parks. The organizations have been following the important work on the campus. As the SCC considers the LCM project, it is important for the SCC to consider placement and siting of the buildings on each site and the ability to incorporate site amenities such as landscaping. On the Pritchard Building site, Option 2 provides an option that conveys the symmetry of the Pritchard Building by using less of the site to allow for screening of the building addition to reinforce the symmetry of the building and reinstating the landscape backdrop for the historic Capitol buildings, an important factor in the Olmsted landscape plan for the campus. Parking for both buildings has a significant impact on the sites and the ability to incorporate landscape areas to reestablish trees as the native forest backdrop setting is important when evaluating the amount of parking need as a step that needs to occur before finalizing the designs. It is also important to find ways to retain the important views of the Capitol and its iconic reflection pool as an important consideration as part of the Capitol Lake-Deschutes Estuary project, which likely could be accomplished in the options under consideration if included as a goal. She encouraged the SCC to consider the setting within the campus as reinforcing the importance of the State Capitol in its historic context.

**Greg Griffith, Olympia Historical Society Bigelow House Museum**, thanked members for the opportunity to provide comments. Mr. Griffith agreed with previous testimony as the comments have articulated the issues occurring on the campus. He appreciated the sharing of Senator Fraser's letter outlining new views and recommendations. He cited a letter submitted by his organization earlier in the week concerning street closure. The letter is compatible with previous comments on the issue. The organization is supportive of the preservation and rehabilitation of the Pritchard Building and prefers Option 2 to preserve the Pritchard Building and reconstruct the stacks to accommodate future office space and the option for a separate addition to the building. He conveyed support for the work by the committee on updating the statutes and the need for an historic preservation perspective in the work of the committees. He reiterated support for the opinions, ideas, and recommendations previously submitted.

#### **Legislative Campus Modernization Project (LCM) Update – Informational**

Lt. Governor Heck recognized Assistant Director Frare.

Assistant Director Frare introduced LCM Project Director Clarissa Easton.

Project Director Easton acknowledged her peers from Seattle and the SCNA, historic preservation groups, and the City of Olympia. The organizations and individuals have worked with the project team tirelessly during the year to advance the development of the project. Their comments have been thoughtful and positive and it has been a pleasure working with all the individuals who support the project moving forward.

Walter Schacht, Mithun Architecture, updated members on the status of Phase 3 of the predesign for the Pritchard Building Expansion/Rehabilitation project. He outlined the team's process to include a series of presentations to CCDAC and SCC, integration of the cost-estimating process, and communications with the PET. The project team identified three options as alternatives to previous replacement options focusing on three rehabilitation/ expansion options. The team recommends pursuing cost estimates for two of the options. By mid-January, the team is scheduled to update the committee and present a proposal for the preferred alternative for consideration. The goal is to select a preferred alternative by mid-March.

Mr. Schacht reviewed goals identified in the proviso. Currently, the House of Representatives are housed in the O'Brien Building and experience overcrowding conditions, undersized offices, inadequate space for meetings with constituents, and legislative staff workstations located outside of each legislative office lacking privacy for both personnel and paperwork. The goal is to construct new space for House members on Opportunity Site 5. Current offices are 127 square feet in size with the target of 200 square- feet for new offices. The goal for Opportunity Site 5 is to construct sufficient space in conjunction with renovation and rehabilitation of the Pritchard Building to enable tenant improvements inside the O'Brien Building to right size existing spaces.

Matt Aalfs, Principal of BuildingWork, said he serves as an independent historic preservation consultant architect for DES on the project team. He outlined a series of historic preservation goals established at the beginning of the project to evaluate the various options studied by the team. Some significant elements and character defining features of the building and artwork and materials are guiding the development of strategies for preservation of those features.

Mr. Schacht reported the first phase of work analyzed options to rehabilitate the historic Pritchard Building by evaluating issues of the steep hillside, structural integrity of the existing building, and other issues enabling a comprehensive renovation to extend the life of the building and adapt the structure for new uses. One key issue is whether to renovate the existing stacks (tall volume stacks located to the south of the reading room) or replace them. The team determined it would be more effective to introduce brace frames into the volume of the reading room to enable the existing concrete structure of the stacks to remain. The team evaluated the number of window openings within the stacks if converted to office space and determined the configuration would only allow a limited number of windows and brace frames in the reading room would be disruptive to the historic character of the open space. The second option removed the stacks and replaced them with a steel structure to reinforce the reading room. The amount of bracing in that option is limited and avoids disrupting the volume of space in the reading room. Recent information from the structural engineers indicates two x-braces would be unnecessary. That option retains the historic character of the reading room. Replacement of the stacks with a steel structure enables the option and eases some of the issues associated with building along the hillside, as well as incorporating some windows for office spaces.

Mr. Aalfs noted there was agreement following the analysis that the strategy to replace the stacks is the right option because it prioritizes the historic character of the reading rooms while providing functional legislative office space around the reconstructed stacks.

Mr. Schacht reported that following the analysis on the rehabilitation, some initial cost estimates were completed. Although rehabilitation is more expensive than replacing the building, the difference warranted further exploration. With a strategy to rehabilitate the building, the team evaluated options to expand the space to meet program needs.

Phase 2 of the predesign identified the replacement of Pritchard as a preferred alternative equating to a 72,500 square-foot new building. The team is comparing the cost of rehabilitation/expansion functionality in terms of cost effectiveness compared with the results at the end of Phase 2.

Mr. Schacht shared the level of detail completed by the team to identify ways to site the building on the site. The team continues to explore three site schemes. The schemes all encounter a significant reduction in parking on the site. However, it was important to compare the amount of parking provided with the schemes with the parking for the replacement scheme. He shared and described aerial illustrations of three site plans of the three alternates under review.

Option B.1 represents the rehabilitation of the Pritchard Building with a separate addition to provide sufficient square footage to meet the program with 45 parking spaces. In all schemes, the reading room remains and the stacks would be replaced with new construction. Mr. Griffith had indicated that the

separate addition would be the preferred option. The last two options are different affording a connected addition. Option A.1 is a three-story building located on the south side of the Pritchard reading room. Option A.2 distinguishes the volume of the original stacks of Pritchard from the addition despite the addition as a new connected building. Ms. Knight had stated a preference for Option A2. The community has shared a variety of opinions regarding the three schemes. Both Option A proposals include 52 parking spaces on the site.

Mr. Schacht displayed and described views of the three building expansion elevations when viewing the site looking south from the Legislative Building. He cautioned that the views are only diagrams and not building designs as design occurs during a later phase of the project. The information is provided to help inform the committee as to which strategy might move forward.

Mr. Aalfs said his team has been involved in the conversations and the analysis of the three schemes over the last several months. Based on the analysis, he believes Option A.2 represents the most success in terms of adding a large addition and rehabilitating the building. While the separated scheme may appear desirable from the south, it appears to overwhelm the building physically in addition to the challenges of additional infrastructure required for the building. Option A.1 is not preferred because the change in mass as reflected in Option A.2 is preferable in terms of developing a sensitive addition strategy.

Mr. Schacht noted the predesign phase has been renamed as Rehabilitation/Expansion; however, within the realm of historic preservation, the effort could be considered adaptive reuse. The original building design served as a state library and archives. The building has not served that function in the last 20 years nor will it serve those functions in the future as it has been converted to office use. Adaptive reuse of the building will inevitably require some changes and each scheme is representative of those changes in different ways. The schemes also extend the life of the building as it serves a new use. Additionally, in all schemes, the height of the addition does not exceed the height of the stacks nor would the height of the additions exceed the height of the cornice line of the Cherberg Building, as required by the Master Plan.

Mr. Schacht shared photographs of four examples of adaptive reuse of historic structures. The four national register buildings include significant additions and modifications to extend the life of the buildings. During the modification of the buildings, the Secretary of the Interior Standards were used as guidelines for approval with the Landmark Preservation Board during each project's review. All buildings retain national register status today.

Mr. Schacht reviewed a table of comparisons between the initial replacement scheme and the three options. All schemes meet the goals in the proviso. A new building would be the most energy efficient building; however, value exists in terms of conservation by preserving Pritchard and the carbon embodied within original building materials. Although the three schemes may not perfectly align with high performance energy targets, there are substantial reasons to consider the rehabilitation/expansion options as they meet program requirements and retain some parking.

Lieutenant Governor Heck commented on his appreciation for the work completed to reach this point in the process. The proposal reflects a different place than a year ago. Mr. Schacht acknowledged the input from stakeholders and the additional work from the peer review panel. Input received by the team has been instrumental in considering some creative options.

Lieutenant Governor Heck invited staff to address street closure issues.

Assistant Director Frare explained that the predesign contemplated closure of Water and Columbia Streets. Since the beginning of the year, a significant amount of stakeholder outreach has been completed. Those efforts identified issues with access and SCNA concerns with emergency access and peak hour access from the neighborhood onto Capitol Way. Other issues associated with closing Columbia Street is ownership of utilities by the City of Olympia located under the street. Vacating the street require access by the City of Olympia to maintain utility facilities. The original concept to close roads was to control

vehicular access into the campus as a security measure after concerns heightened last month during a parade in Wisconsin when a vehicle was used as weapon killing and injuring numerous people, as well as in the past where vehicles have been used to transport explosives near buildings. During events, it is important to have heightened security and control vehicular access to and from the campus. As a compromise for City of Olympia needs and campus security, DES recommended to the LCM PET, a deviation of the predesign to keep Columbia Street open but close Water Street. That option enabled access to the neighborhood and preserves campus security. No decision is requested by the SCC at this time. Staff plans to present a proposal in January for consideration by the SCC to keep Columbia Street open and concurrence on a preferred alternative for the Pritchard Building rehabilitation.

Lieutenant Governor Heck said it appears DES is seeking a decision on both the street closure and the preferred alternative for the Pritchard Building as an authoritative decision as opposed to a recommendation. Assistant Director Frare explained that based on the LCM proviso, the Legislature authorized the SCC to review and approve the predesign for the Pritchard renovation. In that instance, the SCC has the express authority from the Legislature to render a decision on the preferred alternative and approve the predesign report. In terms of street closures, staff is seeking approval by the PET and concurrence of that decision by the SCC. The PET has the authority to render decisions on the LCM project while the SCC has broader authority over the State Capitol Campus. DES desires concurrence on a road closure decision by both entities to enable the project to move forward.

Lieutenant Governor Heck inquired about the circumstance should the SCC not attain consensus. Assistant Director Frare advised that he could not provide any additional guidance.

Lieutenant Governor Heck recommended committee alternates should brief their respective SCC member on the update for preparation for the special January meeting that includes requests for action.

Project Director Easton introduced Ruth Baleiko, Partner, and Cristine Traber, AIA, with Miller Hull to update the committee on the results of the predesign report validation for the Newhouse Building Replacement project.

Ms. Baleiko reported the team is nearly completed with the validation phase. The process included meeting with building user groups, confirming details of the program, ensuring all assumptions in the report were consistent with current needs and program, engaged in conversations surrounding A/V and IT needs, and validating different structural systems. Those efforts enable moving forward to schematic design. The team initiated some meetings with the City of Olympia and with Senate Security to assist in informing the work.

Other efforts involved working with an arborist to assist in preparing a significant tree review and in conjunction with BuildingWork held conversations on meaningful mitigation and preparation of a site disturbance plan for any inadvertent discoveries during construction. Throughout the review, several listening sessions were sponsored, as well as outreach sessions for the Newhouse Building. Feedback has been articulate, knowledgeable, and helpful and will assist in the preparation of schematic design.

Lieutenant Governor Heck acknowledged the process, study, and analysis and offered that the structure should be demolished and removed as it demeans the beauty of the campus.

Project Manager Dragon reported DES received 16 written public comments on the LCM project. Many of those comments were shared during public testimony. Some comments objected to the removal of historic trees and referred to the Olmsted Brothers Landscape Plan for the campus. The SCNA articulated its concerns with comments from other members of the neighborhood. Mr. Griffith submitted comments and provided testimony on behalf of the Olympia Historical Society and the Bigelow House Museum. The City of Olympia submitted comments for five specific issues advocating for non-closure of Columbia and Water Streets, consideration of safety considerations and impacts on the campus created by the projects, impacts to the neighborhood, and preservation considerations for the Pritchard Building. Two

additional comments were received after the cut-off date. Those comments would be forwarded to the committee and projects teams.

**Capitol Lake-Deschutes Estuary, Environmental Impact Statement (EIS) – Project Update –**

**Informational**

Carrie Martin, DES Project Manager, introduced Tessa Gardner-Brown, Associate Principal and Project Manager of the EIS Project Team, Floyd/Snider, and Ray Outlaw, Senior Engagement and Environmental Planner with Floyd Snider to provide an update on the status of the EIS project.

Ms. Gardner-Brown reported the team was pleased with the level of interest and response to the Draft EIS since its release on June 30, 2021. The project team reviewed and categorized all comments by themes. The project team is initiating efforts on Final EIS focus areas to develop a Final EIS with a Preferred Alternative.

Mr. Outlaw reviewed the extent of public engagement during the Draft EIS comment period last summer. The team received 868 public comments via email, letter, comment form, or verbal comment. Comments were received from individuals, state resource agencies, key stakeholders, and all EWG members. The project team hosted, briefed, or attended 25 meetings with stakeholder groups on the Draft EIS. The team answered questions and engaged in many robust conversations. Because of the pandemic, public interaction has been virtual. A virtual open house attracted 1,300 visitors resulting in over 2,000 site visits and generating over 32,000 emails. The response was outstanding and doubled the number of comments received during the scoping period several years ago. Comment themes by discipline or topic included (highest to lowest):

- Water Quality
- Cultural Resources
- Funding & Governance, and Project Costs
- Fish & Wildlife
- Land Use, Shorelines, & Recreation
- Economics
- Hydrodynamics & Sediment Transport
- Aquatic Invasive Species
- Visual Resources
- Sea Level Rise & Climate Change
- Environmental Health • Transportation
- Navigation • Air Quality & Odor
- Public Services & Utilities

The preliminary Final EIS focus areas identified to date include:

- Water Quality – Evaluate potential compliance with state water quality standards and anticipated TMDL (Total Maximum Daily Load) allocations
- Funding and Governance – Reconvene Funding and Governance Work Group to confirm long-term funding and governance approach
- Transportation – Consider opportunities to avoid long-term closure of 5th Avenue
- Cultural Resources – Coordination with Department of Archeology and Historic Preservation regarding historic eligibility of resources in the project area. Articulate the significance of the project area to tribes.
- Navigation – Consider and examine potential impacts to navigation if funding is not available for long-term maintenance dredging
- Public Services and Utilities – Consider potential regulatory and financial impacts to LOTT and ratepayers given additional information provided

- Inter-Agency Coordination – Coordinate with regulatory agencies as needed to confirm assumptions (e.g., U.S. Army Corps of Engineers, Department of Ecology, Department of Fish and Wildlife, Department of Natural Resources) Formal engagement with the U.S. Army Corps of Engineers will occur when permit applications are submitted following the completion of the Final EIS and the Preferred Alternative has been selected
- Alternative Design – Hybrid Alternative in the Final EIS is likely to include a freshwater reflecting pool

The Final EIS is expected to:

- Recognize all comments received on the Draft EIS
- Provide responses to substantive comments from the public, tribes, agencies, and organizations
- Include revisions based on public comment and new information
- Identify any additional mitigation plans and measures that would avoid, minimize, or compensate for significant impacts at a high level
- Identify a preferred alternative and proposed funding and governance approach as required by the Legislature

Ms. Gardner-Brown displayed a flow chart depicting the process for engagement to identify a Preferred Alternative with a funding and governance approach. The Draft EIS selection criteria ensure all information results in a decision that is defensible and durable. The goal is to ensure a common understanding of the process as DES evaluates the alternatives. The project team and DES are currently evaluating the alternatives guided by the criteria. The process is intended to result in a lasting decision. The Draft EIS includes criteria for the selection of the Preferred Alternative both for transparency and for an opportunity for the public to provide comments on the process. The project team has reviewed each step-in detail of the process with local governments, state agencies, tribes, and the Community Sounding Board. The process was included in the Draft EIS for public comment.

Next steps include soliciting input from the Executive Work Group (EWG) and the Community Sounding Board (CSB) on decision durability, or stakeholder support for the alternatives over the long-term. Following the feedback, DES will add numeric and narrative feedback into the matrix used to evaluate all alternatives.

A preferred alternative can be identified defensibly once DES has:

- The Draft EIS as the body of technical work that adequately discloses impacts and benefits
- Comments on the Draft EIS that inform whether additional technical work is needed, and an understanding of whether additional technical work may substantively change findings in the EIS
- Input from engaged stakeholders on which alternative could be supported as the Preferred Alternative

SEPA gives the lead agency wide discretion about when and how to identify the Preferred Alternative. Stakeholders play an important role in the process and in the work to identify a Preferred Alternative. Members of the EWG (City of Olympia, City of Tumwater, Thurston County, Port of Olympia, LOTT Clean Water Alliance, and the Squaxin Island Tribe) and the Community Sounding Board (23 Community Members) have been asked to provide input numerically on three questions for each alternative. Members will numerically score the alternatives for several reasons. It will enable an understanding on a spectrum where there is support for each alternative to enable an expansion of conversations to help the team understand the spectrum of support for all the alternatives. Secondly, it will enable the team to add the scores to the larger numerical evaluation of the alternatives without any interpretation. The narrative responses enable the team to incorporate stakeholder feedback into the documentation on how a Preferred Alternative was identified. The information will be included in the

Final EIS. The team anticipates receiving responses from each member of the EWG during the week and has reviewed with the Community Sound Board, a summary of responses from each member.

Ms. Gardner-Brown reviewed the approach/timeline to complete the Final EIS. The project team is analyzing comments on the Draft EIS to help identify the focus of efforts for preparation of the Final EIS. Last month, the team met with the work groups to review the information and with the Community Sounding Board. Members were asked to engage further with the team relative to decision durability. Coordination of those efforts have continued in December with members. The team continues to evaluate the alternatives relative to the selection criteria. The goal next year is to reconvene the Funding and Governance Work Group to confirm the recommendation for long-term shared funding and governance. The team will continue working on preparing the Final EIS for issuance in mid-2022. Ms. Gardner-Brown invited questions from the committee.

Ms. Sawyer acknowledged the robustness and thoroughness of the EIS process based on the level of comments received, as well as the quality of the comments. She looks forward to the outcome of the process. She thanked Project Manager Martin and the consultant team for their efforts.

Lieutenant Governor Heck conveyed similar acknowledgments.

#### **SCC Statute Workgroup Update – Informational**

Lieutenant Governor Heck invited Assistant Director Frare to provide the update.

Assistant Director Frare reviewed the problem statement for the benefit of the new members. The mission for the SCC Statute Workgroup is to address some issues in current statutes, as some provisions are unclear and have often resulted in different interpretations of authority and scope for each committee. Some provisions are outdated and do not reflect current conditions. Members identified the importance of a broad-based stakeholder process and long-term comprehensive plan to ensure decision-making is informed. Without a plan, decisions are made at the project level without the context of the larger picture. Of equal importance is ensuring the Legislature is part of the process. The work group's efforts over the last six months have focused on defining intent, mission, and authorities. Members have explored the primary mission of a state capitol committee or a preservation committee for the State Capitol in terms of stewardship and preservation of the historic nature of the Capitol Campus. Members are seeking to provide clarity to the process, as well as a streamlined process to ensure decisions are in alignment with project schedules. Members identified the importance of early commitments from the Legislature and the Executive Branch on the proposed principles and an open public forum for long-term project planning as well as long-term comprehensive planning.

Several principles reviewed include combining the State Capitol Committee and the Capitol Campus Design Advisory Committee into a single entity with equal representative from the Legislative and Executive Branches to include subject matter experts from private/public sectors to assist in the decision-making process and to ensure unbiased outcomes. Members discussed the issues related to authority of the new committee. The intent of the new committee is to focus on comprehensive long-term planning and approval of the long-term plan while ensuring the committee has the authority to assure new project proposals are in accordance with the long-term plan. The committee would be responsible for reviewing design and predesign principles to ensure all project predesigns and design decisions are in accordance with the long-term plan.

Assistant Director Frare added that the statute is unclear as to the committee's geographic authority. Consequently, members discussed including a definition to ensure authority extends to state-owned properties in downtown Olympia, Sylvester Park, and the Old Capitol Building in addition the Capitol Campus lying east and west of Capitol Way.

Next steps by the work group include updates to legislative language for review by both committees.

Ms. Sawyer noted that the work group agreed that the proposal would be deferred until the 2023 legislative session to ensure a measured and thoughtful stakeholder process.

Lieutenant Governor Heck thanked members of the work group for their efforts to date. As he has shared with Assistant Director Frare and Director Smith, he believes considerable process has been accomplished and that the construct as proposed would solve many of the problems that have plagued both committees by improving clarity and efficiency while ensuring the committee is politically viable as a consequence of the proposed changes and composition of the SCC. The remaining issue to resolve is the exact and concrete nature of specific authorities, which he believes is the most important aspect of the work ahead as a consequence of the priority he places on the necessity of having a stewardship entity that is insulated from short-term political considerations with the authority to ensure decisions are not rendered to the long-term detriment of the campus. Some would argue that such authority exists under current statute; however, there are many people who would argue that the authority does not exist within the statute. The proposed framework represents excellent progress while the important piece remains undone. The effort to attain a resolution on that element will not be easy and, if the decision is incorrect, remaining progress on the effort will be for naught. He wishes success on the efforts by the work group and for others who believe the Capitol Campus is the civic equivalent of the altar to democracy and should be protected for its beauty and magnificence for the long term. He thanked Assistant Director Frare for his work.

Director Smith thanked Lieutenant Governor Heck for his support and service to the important work and for his eloquence in describing the campus as the altar to democracy while reminding everyone of the importance of the work the committee is completing.

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

***With there being no further business, Lieutenant Governor Heck adjourned the meeting at 11:53 a.m.***

Prepared by Valerie L. Gow, Recording Secretary/President  
Puget Sound Meeting Services, [psmsoly@earthlink.net](mailto:psmsoly@earthlink.net)

*Approved by SCC during the Joint SCC-CCDAC Meeting held on 01/25/2022 without modifications. All written public comments received prior to the meeting are attached in the form received.*





## State Capitol Campus Committee

*Lieutenant Governor Denny Heck (Chair), Secretary of State Kim Wyman (Vice Chair), Governor Inslee's Designee Kelly Wicker, and Commissioner of Public Lands Hilary Franz*

**DECEMBER 16, 2021**

(REMOTE ACCESS MEETING)

### Public Comments Received

**The attached public comments were received by 4:00 PM on December 14, 2021.**

Enterprise Services staff provided a summary or acknowledgment of the public comments received during the dedicated Public Comment Period on the agenda.

One summary response may have addressed multiple comments.

**From:** [Lynn Fitz-Hugh](#)  
**To:** [DES SCC-CCDAC Public Comments](#)  
**Subject:** cutting old growth on Capitol campus  
**Date:** Wednesday, December 8, 2021 12:58:13 PM

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External Email

Hello:

I am writing to object to the cutting of a historic grove of old trees during your modernization process. I understand that the changes include creating more parking spaces as well as destruction of historic buildings and trees. We should no longer have parking lots that clear all trees. The parking lot at St. Josephs is a great example of being able to keep trees in a parking lot. Please consider a design that keeps the trees.

The Olmstead Land plan for the Capitol Campus was created by the historic landscapers, the Olmstead Brothers. Their intent was for historic trees to remain. The Douglas Fir trees slated for removal near the Pritchard building, though a small grove, are historic in that they existed prior to the building of the Capitol and are over 100 years old. Big trees are the most effective sequestrers. The Capitol grounds could act as a model for our community to preserve trees for beauty, reducing city heat, creating shade, absorbing water runoff from rains, and for carbon sequestration. Thus, I oppose the removal of these or any large trees.

Instead, the trees could be an example of what we need now in our world of rapidly changing climate: to preserve trees even at the expense of fewer parking spaces. I would like climate change to be top priority for Capitol Campus landscape changes. A wise goal is to to reduce driving and encourage public transportation. Creating parking spaces and cutting trees is not in line with climate goals. Trees are our climate heroes.

I am opposed to cutting the Douglas Fir historical trees that the Olmstead Brothers recognized as important to the campus character. They should remain as a legacy to the State of Washington and the Capitol Campus and should remain for all to see. Also, you would not have to change your tree brochure!

Respectfully,  
Lynn Fitz-Hugh  
Olympia resident

**From:** [Susan and Joe](#)  
**To:** [DES SCC-CCDAC Public Comments](#)  
**Subject:** Legislative Campus Modernization and Olmstead Landscape Legacy  
**Date:** Wednesday, December 8, 2021 1:39:13 PM

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External Email

I am writing to comment on the LCM and the planned cutting of trees. I understand that the changes include creating more parking spaces as well as destruction of historic buildings and trees.

The Olmstead Land plan for the Capitol Campus was created by the historic landscapers, the Olmstead Brothers. Their intent was for historic trees to remain. The Douglas Fir trees slated for removal near the Pritchard building, though a small grove, are historic in that they existed prior to the building of the Capitol and are over 100 years old. The Capitol grounds could act as a model for our community to preserve trees for beauty, reducing city heat, creating shade, absorbing water runoff from rains, and for carbon sequestration. Thus, I oppose the removal of these or any large trees.

Instead, the trees could be an example of what we need now in our world of rapidly changing climate: to preserve trees even at the expense of fewer parking spaces. I would like climate change to be top priority for Capitol Campus landscape changes. A wise goal is to reduce driving and encourage public transportation. Creating parking spaces and cutting trees is not in line with climate goals.

I am opposed to cutting the Douglas Fir historical trees that the Olmstead Brothers recognized as important to the campus character. They should remain as a legacy to the State of Washington and the Capitol Campus and should remain for all to see.

Respectfully,

Susan Southwick

**From:** [S Christopher Wright](#)  
**To:** [DES SCC-CCDAC Public Comments](#)  
**Subject:** Legislative Campus Moderization and Olmstead Landscape Legacy  
**Date:** Friday, December 10, 2021 4:16:31 PM

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External Email

Good day.

I am writing to comment on the LCM and the planned cutting of trees. I understand that the LCM includes plans to create more parking spaces by destroying mature fir trees and historic buildings. That is not progress; we can't keep paving over nature and history.

The Olmstead Land plan for the Capitol Campus was created by the historic landscapers, the Olmstead Brothers. Their intent was for historic trees to remain. The Douglas Fir trees slated for removal near the Pritchard building, though a small grove, are historic in that they existed prior to the building of the Capitol and are over 100 years old. The Capitol grounds could act as a model for our community to preserve trees for beauty, reducing city heat, creating shade, absorbing water runoff from rains, and for carbon sequestration. Therefore, I oppose the removal of these or any large trees.

Instead, the trees should be an example of what we need now in our world of rapidly changing climate: to preserve trees even at the expense of fewer parking spaces—trees instead of cars is an objectively wise choice. Climate change must be a constant consideration and a top priority for Capitol Campus landscape changes. A wise goal is to to reduce driving and encourage public transportation. Creating parking spaces and cutting trees is not in line with climate goals. Trees are our climate heroes.

I am opposed to cutting the Douglas Fir historical trees that the Olmstead Brothers recognized as important to the campus character. They should remain as a legacy to the State of Washington and the Capitol Campus and should remain for all to see. Also, you would not have to change your tree brochure!

Respectfully,

Steven Wright  
Union WA

**From:** [Penny Larsen](#)  
**To:** [DES SCC-CCDAC Public Comments](#)  
**Cc:** [DES LCM](#)  
**Subject:** Fw: Legislative Campus Modernization and Olmstead Landscape Legacy— Please Don't Cut Down the Trees!  
**Date:** Saturday, December 11, 2021 4:56:11 PM

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External Email

Please see my message below.

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**From:** DES LCM <DESLCM@des.wa.gov>  
**Sent:** Saturday, December 11, 2021 4:51 PM  
**To:** Penny Larsen <pennymarie@hotmail.com>  
**Subject:** RE: Legislative Campus Modernization and Olmstead Landscape Legacy— Please Don't Cut Down the Trees!

Ms. Larsen,

Thank you sincerely for writing in support of the Capitol Campus Olmsted landscape legacy. We appreciate your interest and support. Yesterday I blind-copied you on a note asking that you also forward your comment to the official State Capitol Committee (SCC) email so that it becomes part of the formal public record. The SCC meets on Thursday December 16 2021 so please forward comments soon. It's very important. Also please watch our LCM webpage (Legislative Campus Modernization project)

<https://des.wa.gov/sites/default/files/public/documents/Facilities/LCM/LCM.pdf?=3b8ba>

for many upcoming zoom-based public meetings in which you are welcome to join and provide input.

Thanks and take care.

Clarissa

[SCC-CCDACPublicComments@des.wa.gov](mailto:SCC-CCDACPublicComments@des.wa.gov)

**Clarissa Easton AIA (she/her)**

Project Director

Legislative Campus Modernization Project | Facility Professional Services  
Washington State Department of Enterprise Services  
360-701-0088 | [clarissa.easton@des.wa.gov](mailto:clarissa.easton@des.wa.gov)

1500 Jefferson Street | MS 41476  
Olympia, WA 98504

[www.des.wa.gov](http://www.des.wa.gov)

[@Twitter](#) [@Facebook](#) [@LinkedIn](#)

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**From:** Penny Larsen <pennymarie@hotmail.com>  
**Sent:** Tuesday, December 7, 2021 4:14 PM

**To:** DES LCM <DESLCM@des.wa.gov>

**Subject:** Legislative Campus Moderization and Olmstead Landscape Legacy— Please Don't Cut Down the Trees!

External Email

Hello,

I am writing to comment on the LCM and the planned cutting of trees. I understand that the changes include creating more parking spaces as well as destruction of historic buildings and trees.

The Olmstead Land plan for the Capitol Campus was created by the historic landscapers, the Olmstead Brothers. Their intent was for historic trees to remain. **The Douglas Fir trees slated for removal near the Pritchard building, though a small grove, are historic in that they existed prior to the building of the Capitol and are over 100 years old.** The Capitol grounds could act as a model for our community to preserve trees for beauty, reducing city heat, creating shade, absorbing water runoff from rains, and for carbon sequestration. Thus, I oppose the removal of these or any large trees.

Instead, the trees could be an example of what we need now in our world of rapidly changing climate: to preserve trees even at the expense of fewer parking spaces. I would like climate change to be top priority for Capitol Campus landscape changes. A wise goal is to to reduce driving and encourage public transportation. Creating parking spaces and cutting trees is not in line with climate goals. Trees are our climate heroes.

I am opposed to cutting the Douglas Fir historical trees that the Olmstead Brothers recognized as important to the campus character. They should remain as a legacy to the State of Washington and the Capitol Campus and should remain for all to see. Also, you would not have to change your tree brochure!

Respectfully,

Penny Larsen

**From:** [Susan and Joe](#)  
**To:** [DES SCC-CCDAC Public Comments](#)  
**Subject:** Legislative Campus Modernization and Olmstead Landscape Legacy  
**Date:** Monday, December 13, 2021 10:11:44 AM

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External Email

I am writing to comment on the LCM and the planned cutting of trees. I understand that the changes include creating more parking spaces as well as destruction of historic buildings and trees.

The Olmstead Land plan for the Capitol Campus was created by the historic landscapers, the Olmstead Brothers. Their intent was for historic trees to remain. The Douglas Fir trees slated for removal near the Pritchard building, though a small grove, are historic in that they existed prior to the building of the Capitol and are over 100 years old. The Capitol grounds could act as a model for our community to preserve trees for beauty, reducing city heat, creating shade, absorbing water runoff from rains, and for carbon sequestration. Thus, I oppose the removal of these or any large trees.

Instead, the trees could be an example of what we need now in our world of rapidly changing climate: to preserve trees even at the expense of fewer parking spaces. I would like climate change to be top priority for Capitol Campus landscape changes. A wise goal is to reduce driving and encourage public transportation. Creating parking spaces and cutting trees is not in line with climate goals.

I am opposed to cutting the Douglas Fir historical trees that the Olmstead Brothers recognized as important to the campus character. They should remain as a legacy to the State of Washington and the Capitol Campus and should remain for all to see.

We can not plant 100 year old trees, we can only attempt to save them

Thank you for listening,

Susan Southwick

Sent from [Mail](#) for Windows

**From:** [Dave Cramton](#)  
**To:** [DES SCC-CCDAC Public Comments](#)  
**Subject:** Legislative Campus Moderization and Olmstead Landscape Legacy  
**Date:** Monday, December 13, 2021 2:38:03 PM

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External Email

To whom it may concern:

I am writing to comment on the LCM and the planned cutting of trees. I understand that the changes include creating more parking spaces as well as destruction of historic buildings and trees. In a state that *takes it's motto* from it's trees, one would think that trees would be more important than parking spaces. Especially given the indisputable effects of climate change: why encourage more cars at the expense of some grand old trees that are doing more for climate change than any individual?

The Olmstead Land plan for the Capitol Campus was created by the historic landscapers, the Olmstead Brothers. Their intent was for historic trees to remain. The Douglas Fir trees slated for removal near the Pritchard building are historic in that they existed prior to the building of the Capitol and are over 100 years old. The Capitol grounds should act as a model for our community to preserve trees for beauty, reducing city heat, creating shade, absorbing water runoff from rains, and for carbon sequestration. Thus, I oppose the removal of these or any large trees.

Instead, the trees could be an example of what we need now in our world of rapidly changing climate: to preserve trees even at the expense of parking spaces. I would like climate change to be top priority for Capitol Campus landscape changes. A wise goal would be to reduce driving and encourage public transportation. Creating parking spaces and cutting trees is not in line with climate goals. Trees are our climate heroes.

I am opposed to cutting the Douglas Fir historical trees that the Olmstead Brothers recognized as important to the campus character. They should remain as a legacy to the State of Washington and the Capitol Campus and should remain for all to see.

Respectfully,

David Cramton  
[mediadork@gmail.com](mailto:mediadork@gmail.com)  
360.789.2827 (mobile)



**From:** [Laurie Schaetzel-Hill](#)  
**To:** [DES SCC-CCDAC Public Comments](#)  
**Subject:** Re: Automatic reply: LCM-Newhouse Project-Tree Protection  
**Date:** Monday, December 13, 2021 4:59:17 PM

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External Email

Please replace this public comment and delete previous email of today in which I incorrectly named building near the old fir tree. Thanks.

Subject: Legislative Campus Moderization and Olmstead Landscape Legacy

For the public record, I am writing to comment on the LCM and the planned cutting of trees. I understand that the changes include creating more parking spaces as well as destruction of historic buildings and trees.

The Olmstead Land plan for the Capitol Campus was created by the historic landscapers, the Olmstead Brothers. Their intent was for historic trees to remain. The Douglas Fir tree slated for possible removal near the Newhouse building, is historic in that it existed prior to the building of the Capitol and therefore is over 100 years old. The Capitol grounds could act as a model for our community to preserve trees for beauty, reducing city heat, creating shade, absorbing water runoff from rains, and for carbon sequestration. Thus, I oppose the removal of this or any large trees as well as smaller trees that are valuable as they grow.

Instead, the trees could be an example of what we need now in our world of rapidly changing climate: to preserve trees even at the expense of fewer parking spaces. I would like climate change to be top priority for Capitol Campus landscape changes. A wise goal is to reduce driving and encourage public transportation. Creating parking spaces and cutting trees is not in line with climate goals. I would like to see the plan to increase parking spaces reconsidered and encourage public transit and walking.

Trees are our climate heroes. I am opposed to cutting the Douglas Fir historical trees that the Olmstead Brothers recognized as important to the campus character. They should remain as a legacy to the State of Washington and the Capitol Campus and should remain for all to see. Also, you would not have to change your tree brochure!

Respectfully,  
Laurie Schaetzel-Hill  
5740 78th Ave NE  
Olympia, WA. 98516

I acknowledge I live on the land of the Squaxin Island Tribe.

I acknowledge I live on the land of the Squaxin Tribe.

On Dec 13, 2021, at 2:41 PM, DES SCC-CCDAC Public Comments <SCC-CCDACPublicComments@des.wa.gov> wrote:

We would like to thank you for taking the time and providing your comments regarding the upcoming committee agenda. Each comment reviewed has been made available to the committee prior to the meeting.

As a matter of practice, Enterprise Services will summarize comments received during the dedicated public comment period. If your comment is specific to an agenda item, comments may be summarized following the presentation of the agenda item, or another time during the meeting at the discretion of the Committee Chair.

Again thank you on behalf of the committee and Enterprise Services.

**From:** [Emilia Snow](#)  
**To:** [DES SCC-CCDAC Public Comments](#)  
**Subject:** Legislative Campus Modernization and Olmstead Landscape Legacy  
**Date:** Monday, December 13, 2021 7:50:22 PM

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External Email

To whom it may concern:

I am writing to comment on the LCM and the planned cutting of trees. I understand that the changes include creating more parking spaces as well as destruction of historic buildings and trees.

The Olmstead Land plan for the Capitol Campus was created by the historic landscapers, the Olmstead Brothers. Their intent was for historic trees to remain. The Douglas Fir trees slated for removal near the Pritchard building, though a small grove, are historic in that they existed prior to the building of the Capitol and are over 100 years old. The Capitol grounds could act as a model for our community to preserve trees for beauty, reducing city heat, creating shade, absorbing water runoff from rains, and for carbon sequestration. Thus, I oppose the removal of these or any large trees.

Instead, the trees could be an example of what we need now in our world of rapidly changing climate: to preserve trees even at the expense of fewer parking spaces. I would like climate change to be top priority for Capitol Campus landscape changes. A wise goal is to reduce driving and encourage public transportation. Creating parking spaces and cutting trees is not in line with climate goals. Trees are our climate heroes.

I am opposed to cutting the Douglas Fir historical trees that the Olmstead Brothers recognized as important to the campus character. They should remain as a legacy to the State of Washington and the Capitol Campus and should remain for all to see. Also, you wouldn't have to change your tree brochure!

Respectfully,

Emilia Snow

**From:** [ompeaceful@aol.com](mailto:ompeaceful@aol.com)  
**To:** [DES SCC-CCDAC Public Comments](#)  
**Subject:** Please don't cut our historic TREES  
**Date:** Monday, December 13, 2021 8:51:30 PM

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External Email

**I sent this to Sam Hunt & he suggested I forward it to this committee.**

**Subject: Please don't cut our historic TREES**

Our historic stand of Douglas Firs is slated to be cut down when demolition of the Pritchard Building begins. In the Olmstead Landscape legacy plan, these trees were to remain.

These trees existed BEFORE the Capitol was built and the Olmstead brothers, famous for the landscape design in the late 1800s and the early 1900s, were the planners for the Capitol campus. Please save these trees.

Well established trees offer shade, soil stabilization, control of ground water, cleaner air and beauty that takes decades to achieve. A new parking lot only provides convenience for a very few. The benefits of keeping these trees far out weigh saving legislators a few steps. Please consider your plans to destroy our landscape of important trees.

Sincerely,  
Gay Gorden  
Retired Public School Educator  
2832 18th Ave SE  
Olympia, WA 98501

**From:** [Lisa Ceazan](#)  
**To:** [DES SCC-CCDAC Public Comments](#)  
**Subject:** Tree Preservation on the Capitol Campus  
**Date:** Tuesday, December 14, 2021 10:30:11 AM

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## External Email

To Whom It May Concern:

I am writing to comment on the LCM and the planned cutting of trees. I understand that the changes include creating more parking spaces as well as destruction of historically significant architecture and landscaping, especially of the trees in that unique landscape.

I like to refer to trees as the "Essential Workers" of our natural environment. The multitude of services they provide are invaluable, especially older trees such as the more than 100 year old Douglas Firs slated for cutting near the Pritchard building. These services include cooling buildings via their shade - thus reducing energy costs, mitigating the heat island effect, - thus reducing ambient temperatures, absorbing and filtering stormwater runoff from rains - thus helping to protect our native waterways and the fish and other creatures, and carbon sequestration.

In addition, the psychological benefits of trees have been well-documented. Prior to Covid, I visited the Capitol often to attend legislative hearings. I have always enjoyed the peaceful feeling of walking the campus and savoring the beauty of the trees and other plants in the landscape. This experience alone could be an incentive to preserve the trees.

I would like to remind officials that the capitol resides in the City of Olympia and Thurston County, both of which jurisdictions adopted the Thurston Climate Mitigation Plan and declared a climate emergency. Features of that plan encourage the use of public transportation to reduce carbon emissions and the preservation of trees for their carbon sequestration benefit. Shouldn't the SCC-CCDACP align itself with the goals of its host city and county and also make climate change a top priority? We need more trees and fewer parking lots.

Trees are essential for what we need now to adapt to a changing climate. Furthermore, tree preservation contributes an important cultural as well as environmental legacy to the State of Washington and the Capitol Campus. Future generations will thank you for it!

Sincerely,

Lisa Ceazan  
Olympia, 98506

**From:** [Blaine Snow](#)  
**To:** [DES SCC-CCDAC Public Comments](#)  
**Subject:** Legislative Campus Modernization and Olmstead Landscape Legacy  
**Date:** Tuesday, December 14, 2021 10:36:11 AM

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External Email

To Whom it May Concern,

I would like to comment on the LCM and the planned cutting of old growth trees. I understand that the changes include creating more parking spaces as well as destruction of historic buildings and trees.

The Olmstead Land plan for the Capitol Campus was created by the historic landscapers, the Olmstead Brothers. Their intent was for historic trees to remain. The Douglas Fir trees slated for removal near the Pritchard building, though a small grove, are historic in that they existed prior to the building of the Capitol and are over 100 years old. The Capitol grounds could act as a model for our community to preserve trees for beauty, reducing city heat, creating shade, absorbing water runoff from rains, and for carbon sequestration. Thus, I oppose the removal of these or any large trees.

Instead, the trees could be an example of what we need now in our world of rapidly changing climate: to preserve trees even at the expense of fewer parking spaces. I would like climate change to be top priority for Capitol Campus landscape changes. A wise goal is to reduce driving and encourage public transportation. Creating parking spaces and cutting trees is not in line with climate goals. Trees are our climate heroes.

I am opposed to cutting the historic Douglas Firs that the Olmstead Brothers recognized as important to the campus character. They should remain as a legacy to the State of Washington and the Capitol Campus and should remain for all to see. These trees are precious - they are our history; they have great value.

Thank you for your consideration of my views,

Blaine Snow

Olympia, WA

**From:** [Sharon Case](#)  
**To:** [DES SCC-CCDAC Public Comments](#)  
**Cc:** [Dragon, Kevin \(DES\)](#)  
**Subject:** SCC Meeting Stakeholder Comments 12.16  
**Date:** Tuesday, December 14, 2021 3:40:51 PM  
**Attachments:** [SCNA REMARKS TO SCC 12.16 MTNG.docx](#)  
[SCNA Remarks to SCC Re Newhouse Replacement 12.16.docx](#)  
[SCNA REMARKS RE PRITCHARD RENOVATION TO SCC12.16 MEETING.docx](#)

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External Email

Attached is a set of statements prepared by the South Capitol Neighborhood Association for the SCC meeting on December 16, 2021.

A panel will present in this order: Introduction by Sharon Case, Newhouse by John Saunders, and Pritchard by Holly Davies.

Thank you for your assistance. Sharon Case

INTRODUCTORY COMMENTS BY SCNA TO STATE CAPITOL COMMITTEE

December 16, 2021

THANK YOU MR. CHAIR AND MEMBERS OF THE COMMITTEE. AS ALWAYS, WE APPRECIATE THE OPPORTUNITY TO PROVIDE COMMENT. WHAT WE MISS IN THIS VIRTUAL FORMAT IS THE CHANCE TO SEE YOUR FACES AND TO ENGAGE IN SOME LEVEL OF DISCUSSION.

TODAY THE SOUTH CAPITOL NEIGHBORHOOD ASSOCIATION WORKGROUP WILL PROVIDE COMMENTS ON THE NEWHOUSE REPLACEMENT AND PRITCHARD RENOVATION PROJECTS. HOWEVER, BEFORE MY COLLEAGUES DO THAT, WE FEEL IT IMPORTANT TO TAKE A SHORT LOOK BACK OVER THIS PAST YEAR TO REVIEW WHERE WE STARTED, WHAT WE'VE ACCOMPLISHED, AND WHAT'S AHEAD.

THROUGHOUT THIS PROCESS OUR PRIORITIES CONTINUE TO REMAIN CONSISTENT: STEWARDSHIP OF THE CAMPUS IS PARAMOUNT; BUILDING PROJECTS CANNOT BE DONE PIECE-MEAL; INTERACTIVE STAKEHOLDER PARTICIPATION IS NECESSARY; THE LEGACY OF BUILDING AND LANDSCAPE DESIGN MUST BE PRESERVED AND EXTENDED TO THE CAMPUS SOUTH EDGE; STREETS SHOULD REMAIN OPEN FOR SAFETY; SURFACE PARKING ON THE CAMPUS SHOULD BE GENEROUSLY LANDSCAPED AND CAMOUFLAGED AND ALSO MINIMIZED BY UPDATING ANTIQUATED PARKING POLICIES, PROVIDING ALTERNATIVE TRANSPORTATION AND PARKING SOLUTIONS AND ADHERING TO ENVIRONMENTAL AND CLIMATE SUSTAINABILITY REQUIREMENTS.

AT THE BEGINNING OF THE NEW YEAR 2021 WE WERE HEARTENED TO HEAR EACH OF YOU VOICE SIMILAR VALUES AND CONCERNS IN SUPPORT OF THE LEGACY AND STEWARDSHIP OF OUR CAPITOL CAMPUS. YOUR ACTION TO DELAY CONSIDERATION OF THE PRE-DESIGN PROPOSALS PRESENTED IN JANUARY, FOLLOWED BY YOUR LEADERSHIP, MR CHAIR, TO FIND SUPPORT FOR BUDGET LANGUAGE THAT CAPTURED THE SPIRIT OF OUR INITIAL PROVISO REQUEST, GAVE US GREAT OPTIMISM. THE ENSUING MONTHS OF DES-HOSTED STAKEHOLDER OUTREACH INVITED ORGANIZATIONS AND INDIVIDUALS TO EXPRESS PRIORITIES AND CONCERNS. A COMMON THEME ECHOING OUR PRIORITIES TOOK HOLD. AND LATER IN THE FALL WE WERE VERY PLEASED TO LEARN OF THE SELECTION OF THE HIGHLY REGARDED MILLER HULL ARCHITECTURAL FIRM TO PROCEED WITH BUILDING AND LANDSCAPE DESIGN.

TO MEET OUR OBLIGATIONS AS A KEY STAKEHOLDER, WE'VE WORKED HARD TO FIND COMMON GROUND THAT MIGHT PAVE THE WAY TO FINDING SOLUTIONS. THIS INCLUDED DEVELOPMENT OF A PERSPECTIVES PAPER FOR USE AS A REFERENCE GUIDE; TWO CAPITAL BUDGET PROVISOS –ONE LAST SESSION AND ANOTHER CURRENTLY UNDER CONSIDERATION; PARTICIPATION IN FOUR NEWHOUSE STAKEHOLDER MEETINGS AND THREE PRITCHARD STAKEHOLDER MEETINGS; VIRTUAL OUTREACH WITH THE DIRECTOR OF DES, TARA SMITH; MEMBERS OF PET; HOUSE AND SENATE BUDGET ANALYSTS, THE DEPUTY SECRETARY OF THE SENATE; OUR 22<sup>ND</sup> DISTRICT LEGISLATIVE DELEGATION; AND THE CITY OF OLYMPIA, ALONG WITH HELPFUL DISCUSSIONS WITH CLARISSA EASTON AND HER TEAM, AND QUARTERLY UPDATES TO CCDAC AND SCC.

TO SUMMARIZE, THESE ACCOMPLISHMENTS AND OPPORTUNITIES KEEP US SOMEWHAT HOPEFUL AND ENGAGED, BUT CANDIDLY IT'S NOT ALWAYS EASY. WE SOMETIMES STRUGGLE TO



MANEUVER THROUGH A DISJOINTED PROCESS THAT LACKS CLARITY. IN SHORT, A BIT OF “WHO’S ON FIRST” OFTEN EMERGES. FROM OUR HUMBLE PERSPECTIVE, TO PROVIDE EFFECTIVE OVERSIGHT OF THE CAMPUS AS A WHOLE, IMPROVEMENTS ARE NEEDED. THIS INCLUDES THE NEED FOR CLEAR LINES OF DECISION-MAKING AUTHORITY, DEFINITION OF ROLES AND RESPONSIBILITIES, A TIMELINE FOR DECISION-MAKING, AND A STAKEHOLDER PROCESS THAT NOT ONLY PROVIDES OPPORTUNITIES TO PRESENT VIEWS, BUT INTERACTIVE ACTIVITY STRUCTURED TO FACILITATE THE DEVELOPMENT OF AGREED-UPON SOLUTIONS.

THROUGHOUT OUR ACTIVITIES WE HAVE ENCOUNTERED A TEAM OF TALENTED PEOPLE WHO ARE TRYING THEIR BEST TO DELIVER A SUCCESSFUL PROJECT THAT SERVES THE NEEDS OF THE LEGISLATURE AND BUILDS UPON THE BEAUTY AND HISTORIC LEGACY OF OUR STATE’S CAPITOL CAMPUS. UNFORTUNATELY, THE EXISTING PROCESS IS CIRCULAR IN NATURE AND AT RISK OF SHORT-SIGHTED DECISION-MAKING THAT FAILS TO FOLLOW CAMPUS MASTER PLAN DESIGN PRINCIPLES NOR ADDRESS 21<sup>ST</sup> CENTURY EMPLOYEE WORK PATTERNS AND ENVIRONMENTALLY SENSITIVE SOLUTIONS TO CAMPUS ACCESS BARRIERS. MONUMENT PROJECTS OF THIS SIZE AND SCOPE REQUIRE GREATER MANAGEMENT STRUCTURE AND SCRUTINY. THIS, WE BELIEVE, WOULD BETTER SERVE ALL PARTIES.

IN THE MEANTIME, WE SUGGEST THE FOLLOWING ACTIONS: (1) ADOPTION OF A BUDGET PROVISIO TO ADDRESS THE PARKING, TRANSPORTATION AND TRAFFIC NEEDS; (2) CREATION OF OPTIONS BY MILLER HULL AND MITHUN THAT ADDRESS THE MASTER PLAN AND HISTORIC LANDSCAPE PRESERVATION PRINCIPLES AND STAKEHOLDER CONCERNS; (3) CONSULTATION WITH A HISTORIAN FAMILIAR WITH CAPITOL CAMPUS AND THE WILDER & WHITE AND OLMSTED LEGACY TO PROVIDE PEER REVIEW AND GUIDANCE TO CCDAC AND SCC AS THIS PROJECT PROGRESSES; AND (4) DELAY OF STREET CLOSURE DECISIONS UNTIL THERE IS APPROPRIATE REVIEW, NOT ONLY BY DES SECURITY, BUT ALSO BY OTHERS IMPACTED BY THIS DECISION, INCLUDING THE CITY OF OLYMPIA, STATE PATROL, LEGISLATIVE SECURITY AND THE SOUTH CAPITOL NEIGHBORHOOD.

TO ILLUSTRATE OUR ONGOING DILEMMA: AFTER THIS MEETING, TO WHOM DO WE DIRECT OUR ADVOCACY—CCDAC? SCC? DES? PET? OFM? OR THE CAPITAL BUDGET COMMITTEES? THANK YOU FOR LISTENING AND I HOPE YOU RECEIVE THESE OBSERVATIONS IN THE SPIRIT IN WHICH THEY ARE INTENDED. NOW I WILL INTRODUCE TO YOU, JOHN SAUNDERS, WHO WILL ADDRESS ISSUES RELATING TO NEWHOUSE REPLACEMENT.

SCNA Remarks to SCC Regarding Newhouse Replacement  
December 16, 2021

Newhouse Redesign Comments:

1. The South Capitol Neighborhood Association (SCNA) opposes street closures. We support the maintenance of the existing Columbia street right-of-way as shown in the Newhouse Redesign Site Scenarios 1 & 2 (see page 24 of the SCCC Meeting packet). We continue to oppose closing Water Street as shown in both Newhouse Redesign Site Scenarios. We understand that closing Water Street is not required as part of the Newhouse Building replacement and, therefore, doesn't need to be decided at this time.
2. The SCNA strongly opposes constructing extensive surface parking on either Opportunity Sites 4 or 5. Newhouse Redesign Site Scenarios and the Pritchard Building design options both call for surface parking on 100% of the area not occupied by the existing or new buildings. Extensive, dense surface parking of this nature is not consistent with the State Capitol Campus Master Plan or the Olmstead campus design. The Redesign project should justify the amount of surface parking needed only after all other options to meet parking demand are exhausted.
3. Better than any of the Pritchard options would have been to make better use of the Newhouse site. This might provide more space devoted to landscape, pedestrian, bicycle, and vehicle access to existing street grids. However, a single building option has not been adequately considered.

## SCNA REMARKS TO SCC REGARDING PRITCHARD RENOVATION

December 16, 2021

We encourage you to modernize the capitol campus using the Secretary of the Interior Standards for the Treatment of Historic Properties. The Secretary of the Interior Standards for rehabilitation include retaining and preserving the historic character and preserving distinctive materials, features and construction techniques. The Standards describe new additions to historic buildings that are consistent with the Standards as differentiated from the old and compatible with the historic materials and the size, scale, and massing. The Department of the Interior's technical preservation brief #14 contains more information on additions to historic buildings.

The Pritchard Library is a distinguished member of the classical sandstone buildings of the campus. It stands out for its architect, its architecture, its artwork, and its connection to Women's History. Paul Thiry was a highly accomplished, award-winning Pacific Northwest architect, most known for his role as supervising architect for the Seattle's World Fair. Pritchard is an intentionally monumental structure designed to join the classical grouping yet with a distinctly Northwest style, the building uses similar forms and materials in a simplified and modern way. Site-specific works commissioned for the building are a showcase of mid-century Pacific Northwest artists and the most valuable works of art on the campus today. The building's story is a story of growing self-awareness and agency of women in government and public policy.

The LCM energy goals are important and the reuse of existing buildings is sustainable. Unlike new construction, rehabilitation and reuse of existing buildings use their embodied carbon and reduces construction waste. It is possible to rehabilitate a historic building and meet net zero energy goals. One example is the Wayne Aspinall Federal Building & U.S. Courthouse in Grand Junction, Colorado. Also, a combination of a rehabilitated historic building and a new building may meet net zero energy standards when taken together.

The State has a responsibility to modernize its facilities and following the Secretary of the Interior Standards allows us to accomplish that work in a way that respects the character-defining features and integrity of the public and historic buildings of the Capitol Campus and the adjoining National Register State Capitol Historic District. The Standards acknowledge the need to alter or add to a historic building to meet continuing or new uses while retaining the building's historic character.

**From:** [Holly Davies](#)  
**To:** [DES SCC-CCDAC Public Comments](#)  
**Subject:** SCNA Pritchard comments  
**Date:** Tuesday, December 14, 2021 3:46:48 PM  
**Attachments:** [SCNA Pritchard Options.docx](#)

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External Email

Attached are comments that have been shared with DES and are also pertinent for SCC and CCDAC.

Holly Davies, South Capitol Neighborhood Work Group

Sent from [Mail](#) for Windows

November 23, 2021

To: LCM Project Executive Team  
State Capitol Committee  
Capitol Campus Design Advisory Committee

Thank you for convening the stakeholder engagement meeting for the former State Library, also known as the Pritchard Building or the Thiry Building, on Wednesday November 10th, 2021. This is an important topic, as evidenced by the 57 attendees, including two members of the legislature who attended the stakeholder meeting. The same information was also presented at the Nov. 18<sup>th</sup> Capitol Campus Design Advisory Committee meeting.

We understand the need for additional office space and appreciate the care taken in the two options presented for the renovation of Pritchard. Both option 1.0 to rehab the building and options 2.0 and 2.1 to replace the stacks are mindful of the historic building and preserve its size and shape, especially if the original material is reused in the second options. We agree with the pros and cons that were thoughtfully presented and have no major comments on either option.

For the proposed options for the expansion of the Pritchard Building, we are concerned about negative effects both on Pritchard and the South Capitol neighborhood, including adjacent parking and vehicle access. We urge you not to make obstructing additions to this building on the National Register of Historic Places. The Secretary of the Interior's Standards for Treatment of Historic Properties are called out in RCW 79.24 as the standard for the historic State Capitol Campus, and in Olympia Municipal Code 18.12, for historic properties in Olympia. The standards include siting and the relationship between buildings and landscape. State planning documents and stakeholder input should also be considered.

The State has a responsibility to modernize its facilities and following RCW 79.24 allows us to accomplish that work in a way that respects the character-defining features and integrity of the public and historic buildings of the Capitol Campus and the adjoining National Register State Capitol Historic District. The Standards acknowledge the need to alter or add to a historic building to meet continuing or new uses while retaining the building's historic character.

We look forward to working with all parties to find solutions that reflect shared interests and values.

Sincerely,

South Capitol Neighborhood Workgroup

Sharon Case  
Holly Davies  
Holly Gadbaw  
Greg Klein

Rachel Newmann  
John Saunders  
Kris Tucker

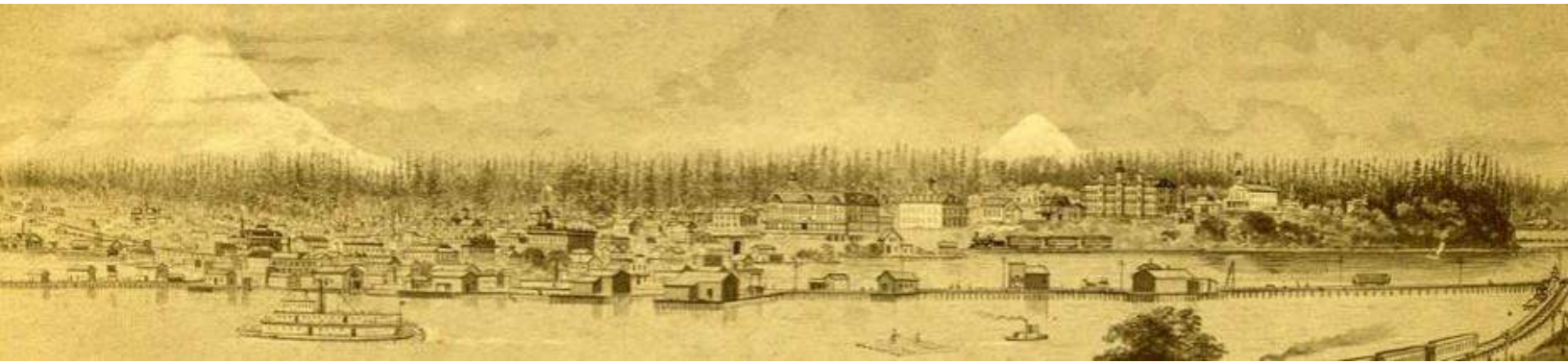
**From:** [GREG and/or SHEILA Griffith](#)  
**To:** [DES SCC-CCDAC Public Comments](#)  
**Cc:** [Smith, Tara \(DES\)](#); [Easton, Clarissa \(DES\)](#); [Larson, Ann \(DES\)](#); [Karl-Robinson, Kelci \(LEG\)](#); [Scott, Sarian; hollygdavies](#); [Rachel Newmann](#); [Marygrace Goddu](#); [Greg & Sheila Griffith](#)  
**Subject:** Opportunity Site 6 Proposed Street Closures  
**Date:** Tuesday, December 14, 2021 4:00:07 PM  
**Attachments:** [SCC Street Closure Comment 12.14.21.pdf](#)

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External Email

Dear Committee Members, attached please find a pdf of our comment letter regarding proposed street closures. Thank you

Greg Griffith, President  
OHS-BHM



December 14, 2021

Lieutenant Governor Denny Heck, Chair  
State Capitol Committee  
SCC-CCDACPublicComments@des.wa.gov

Re: Legislative Campus Modernization Newhouse Replacement Street Closures

Dear Lieutenant Governor Heck and Committee Members:

On behalf of the Olympia Historical Society-Bigelow House Museum (OHS-BHM) Board of Directors, I am writing to express our concern about street closures proposed in fulfillment of the Legislative Campus Modernization (LCM) project to accommodate a new Senate Office Building. We understand the Department of Enterprise Services (DES) Project Executive Team is recommending approval of Site Scenario 2 for adoption. This scenario provides for closing Water Street to through traffic at 15<sup>th</sup> Avenue while keeping Columbia Street open to through traffic between 15<sup>th</sup> Avenue and Sid Snyder Drive.

While we appreciate the recommendation to retain Columbia Street as open to through traffic, OHS-BHM recommends to also retain Water Street as open between 15<sup>th</sup> and Sid Snyder. Our recommendation is based upon the importance of retaining the historic street connections between the South Capitol Neighborhood Historic District and the Capitol Campus. OHS-BHM also believes that retaining the existing street grid through the South Campus block respects the historic Olmsted landscape plan and the more recent Olmsted Landscape Preservation Plan. Finally, and though symbolic, we maintain that it is vitally important to preserve the public's visual and physical access to campus facilities.

In closing, thank you for this opportunity to convey these comments and for your consideration. We look forward to ongoing engagement with the Committee and DES as LCM planning and design continues.

Sincerely,

Greg Griffith, President  
Olympia Historical Society & Bigelow House Museum

c: Clarissa Easton, LCM Project Manager  
Project Executive Team  
Friends of the Capitol Campus Coalition

**From:** [jhawk@gglbbs.com](mailto:jhawk@gglbbs.com)  
**To:** [DES SCC-CCDAC Public Comments](#)  
**Subject:** Capitol Campus TREES  
**Date:** Tuesday, December 14, 2021 4:20:12 AM

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## External Email

Greetings,

I write from traveling, sitting at the moment at the London Airport, because it's THAT important to make sure we don't carelessly remove legacy trees from our State Govt. Campus!!

Gov. Inslee is reputedly our 'climate champion'....his administration should never allow such a mistake. We work hard all over Thurston County to influence policy-making on preservation of the amazing capabilities of trees. They should never, ever be seen as anything less than big sentient giants which gifts us with their presence. (They form families, become 'mother' trees, possess a kind of intelligence which monitors the health of trees around them, and changes nutrient transfers in differing conditions--among many other skills. I call this sentient--and then some.)

Taking a chainsaw to perfectly healthy and still evolving 'grandparents' is a kind of murder.

It should take a reason of gargantuan proportion to ever cut their lives short.

***This project is NOT such a reason.***

When drawing up plans for remodel, demolition, rebuild or such....FOREMOST in that decision should be 'how do we accomplish this project without removing trees. Large, elder, or for that matter...any trees or stands of trees which unite together to create clean air, stormwater mitigation, shade, beauty and high on the list: carbon mitigation.

That's where we begin.

These days, it's too late in the game to be conducting business as usual, which was NEVER good business in any case. We must be the change we need to see...it starts with us, right here and right now. It may take a



creative revision, an extra process, a waking up, an improvement in our priorities....but whatever it takes to preserve these great and helpful beings on our PUBLIC Campus....let's do it.  
NO removal!!

Thank you for listening...and acting, to preserve our last Capitol Campus giants.

Sincerely,  
JJ Lindsey  
Olympia, WA

## Dragon, Kevin (DES)

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**Subject:** FW: City of Olympia LCM comments to the State Capitol Committee

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**From:** Leonard Bauer <[lbauer@ci.olympia.wa.us](mailto:lbauer@ci.olympia.wa.us)>

**Sent:** Tuesday, December 14, 2021 3:47 PM

**To:** Easton, Clarissa (DES) <[clarissa.easton@des.wa.gov](mailto:clarissa.easton@des.wa.gov)>; Frare, Bill (DES) <[bill.frare@des.wa.gov](mailto:bill.frare@des.wa.gov)>

**Cc:** Jay Burney <[jburney@ci.olympia.wa.us](mailto:jburney@ci.olympia.wa.us)>; mgoddu <[mgoddu@ci.olympia.wa.us](mailto:mgoddu@ci.olympia.wa.us)>; Richard Balderston <[rbalders@ci.olympia.wa.us](mailto:rbalders@ci.olympia.wa.us)>; David Smith <[dsmith3@ci.olympia.wa.us](mailto:dsmith3@ci.olympia.wa.us)>; Sophie Stimson <[sstimson@ci.olympia.wa.us](mailto:sstimson@ci.olympia.wa.us)>

**Subject:** City of Olympia LCM comments to the State Capitol Committee

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### External Email

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Clarissa and Bill,

Please share these comments from the City of Olympia with the State Capitol Committee regarding the Legislative Campus Modernization project:

Members of the State Capitol Committee:

The City of Olympia appreciates the efforts of the Department of Enterprise Services and its consultants to provide informational updates and opportunities to comment during the fast-moving LCM pre-design processes. At this time, the City of Olympia has the following comments on the LCM project:

- The City has adopted policies in its Comprehensive Plan to retain and create connections for all forms of transportation throughout the City. We encourage retaining Water and Columbia Streets between 15<sup>th</sup> Avenue and Sid Snyder Way for all modes of travel if possible. We recognize that this section of Water Street is predominantly part of the Capitol Campus, and there are many other factors for the SCC to consider. If the Water Street connection cannot be retained, and particularly if parking on both sides of Water Street is contemplated, we appreciate and support the PET's recommendation to retain a full connection of Columbia Street, and pedestrian, bicycle and potential emergency vehicle connections at Water Street.
- We understand security concerns on the Capitol Campus, and support measures to improve safety for everyone on the Campus. However, please carefully evaluate all measures that restrict access between the Campus and adjacent neighborhoods. Some restrictions may unintentionally increase safety concerns in those neighborhoods – an outcome that must be avoided.
- The LCM project has been divided into two sub-projects focused on replacing or enhancing the Pritchard and Newhouse buildings, respectively. We strongly urge that all decisions on one of these sub-projects be examined for potential effects on the other, to retain a holistic approach to the overall LCM project. For example, current options for expansion of the Pritchard Building will affect available parking in the Pritchard lot. Your decision on Pritchard Building options will therefore affect how many parking spaces must be provided near the Newhouse Building. This, in turn, will impact the site planning, traffic circulation, and landscaping for the Newhouse sub-project and the entire south edge east to Capitol Way.
- The options presented for expansion of the Pritchard Building will have varying impacts on the adjacent neighborhood. These include potential impacts from loading areas, parking of visitors and employees off-Campus, and visual impacts of large buildings located close to existing

residences. Please ensure complete analysis of these impacts and carefully consider the analysis in all LCM project decisions to minimize impacts to the neighboring residents.

- Preservation of the important historic features of the Pritchard Building, the Olmsted design, and the Wilder and White Campus design, benefits the Olympia community as well as the occupants of the Capitol Campus. Please continue to solicit and incorporate comments from your historic preservation consultant, the Department of Archaeology and Historic Preservation, and the community into all decisions regarding building and site design.

Thank you for your consideration,

***Leonard Bauer, FAICP***

Community Planning & Development Director

City of Olympia

PO Box 1967

Olympia, WA 98501

(360) 753-8206

[www.olympiawa.gov](http://www.olympiawa.gov)

*Remember: City e-mails are public records.*

**Working Together To Make A Difference**

**JOINT  
STATE CAPITOL COMMITTEE  
&  
CAPITOL CAMPUS DESIGN ADVISORY COMMITTEE MEETING  
Remote Access Meeting**

**January 25, 2022**

**3:00 p.m.**

**Final Minutes**

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**SCC MEMBERS PRESENT:**

Kelly Wicker, Chair & Governor Inslee's Designee  
Lieutenant Governor Denny Heck  
Secretary of State Steve Hobbs

**CCDAC MEMBERS PRESENT:**

Dan Miles, Chair, Architect 2  
Chris Jones, Vice Chair, Landscape Architect  
Marc Daily, Urban Planner  
Representative Laurie Dolan  
Senator Sam Hunt  
Secretary of State Steve Hobbs  
Representative Joel McEntire

**OTHERS PRESENT:**

Tara Smith, Department of Enterprise Services  
Matt Aalfs, BuildingWork  
Allyson Brooks, DAHP  
Sharon Case, South Capital Neighborhood Assn.  
Kevin Dragon, Department of Enterprise Services  
Clarissa Easton, Department of Enterprise Services  
Bill Frare, Department of Enterprise Services  
Valerie Gow, Puget Sound Meeting Services

Greg Griffith, Olympia Historical Society  
Anne Knight, Seattle Friends of Olmsted Parks  
Ann Larson, Department of Enterprise Services  
Lana Lisitsa, Mithun Architecture  
Jason Marquiss, Department of Enterprise Services  
Paul Parker, Olympia Historical Society  
Walter Schacht, Mithun Architecture  
Mary Thompson, Seattle Friends of Olmsted Parks

**Call Meeting to Order - Action**

Lieutenant Governor and Chair Denny Heck called the joint State Capitol Committee (SCC) and Capital Campus Design Advisory Committee (CCDAC) meeting to order at 3:04 p.m.

Lieutenant Governor Heck welcomed new SCC and CCDAC member Steve Hobbs, Secretary of State.

Members and staff provided self-introduction.

Lieutenant Governor Heck reviewed the agenda. The agenda includes approval of minutes separately by CCDAC and the SCC, election of officers, public comment, and an update and action on the Legislative Campus Modernization Project.

**Approval of CCDAC November 18, 2021 Meeting Minutes – Action**

CCDAC Chair Miles requested approval of the minutes of November 18, 2021 pending any changes or corrections.

***Senator Hunt moved, seconded by Chris Jones, to approve the minutes of November 18, 2021 as published. A voice vote unanimously approved the motion.***

**Approval of SCC December 16, 2021 Meeting Minutes – Action**

Lieutenant Governor Heck requested approval of the minutes of December 16, 2021 pending any changes or corrections.

*Kelly Wicker moved, seconded by Secretary Hobbs, to approve the SCC December 16, 2021 minutes as published. A voice vote unanimously approved the motion.*

**Appointment of 2022 SCC Chair and Vice Chair – Action**

Lieutenant Governor Heck conveyed appreciation for the opportunity to serve as Chair during the last year; however, he does not plan to seek nomination for an officer position this year. He invited nominations for Chair for 2022.

Kelly Wicker offered to serve as either Chair or Vice Chair.

No other nominations were offered.

*Secretary Hobbs nominated Kelly Wicker to serve as Chair of the SCC during 2022. Lieutenant Governor Heck seconded the nomination. A voice vote unanimously elected Kelly Wicker to serve as Chair of the SCC during 2022.*

Chair Wicker invited nominations for Vice Chair.

*Secretary Hobbs moved, seconded by Lieutenant Governor Heck, to nominate Katy Taylor to serve as Vice Chair during 2022. A voice vote unanimously elected Katy Taylor to serve as Vice Chair of the SCC during 2022.*

**Public Comment**

Planning and Project Delivery Manager Kevin Dragon summarized public comments received to date. DES received a letter dated January 17, 2022 from the South Capitol Neighborhood Association. A copy of the letter was forwarded to the committee. The letter spoke to the need for additional stakeholder opportunities for the Newhouse Replacement Project, consideration for ensuring current data and analysis completed is considered in all decisions throughout the design process, and the importance of work groups inviting key stakeholders to offer different perspectives. Other areas of concern pertained to security, proposed street closures, and parking.

A second communication was received from the Friends of Seattle Olmsted Parks and the National Association of Olmsted Parks conveying appreciation of the preferred alternative (A) for the Pritchard Building on Opportunity Site 5 and the importance of extending landscaping to maximize native landscape vegetation to create a backdrop emphasizing the historic core of the west campus buildings.

Manager Dragon outlined the format for providing comments.

Chair Wicker invited comments from the public.

**Paul Parker, Olympia Historical Society and Bigelow House Museum**, said he serves as a member of the Board of the Olympia Historical Society and past Boardmember of the Washington Trust for Historic Preservation. He suggested the future of the Pritchard Building and additional legislative office space for House members should be explored in light of workplace changes occurring during the pandemic over the last two years. A year ago individuals began working remotely and one year later, the future has changed with large numbers of people working remotely who previously worked in offices on the campus. Roger

Millar, Secretary of Transportation, has indicated he anticipates 40% of the department's workforce will work remotely once the pandemic ends. It is more than likely that a sufficient amount of office space will become available on the campus to accommodate different needs. With respect to Secretary Hobbs, he believes legislative offices on the first floor of the Legislative Building should be considered, as well as available office space in the Insurance Building currently occupied by the Insurance Commissioner to ensure existing buildings are used as office space much more quickly than construction of an additional building next to the Pritchard Building. Utilizing space in the Insurance Building for offices while the Newhouse Building is under construction could possibly prevent the need to construct a temporary modular building on the Governor's mansion parking lot. He encouraged the project team to consider future workplace needs on the campus, as there could be some good opportunities to combine office space to house the Secretary of State staff in one location and office space in the Legislative Building for House members. Those options might not preclude the need to remodel the stacks in the Pritchard Building for office space; however, utilizing the Legislative Building and the Insurance Building would likely preclude the need for a new building on the Pritchard site.

**Allyson Brooks, Department of Archeology and Historic Preservation (DAHP)**, introduced Mary Thompson, former State Historic Preservation Officer prior to her assuming the position. She thanked SCC and CCDAC members, as well as the Legislature for enabling the Department of Archeology and Historic Preservation to work with the Department of Enterprise Services (DES) for a peer review for rehabilitation of the Pritchard Library as part of the campus modernization project. The peer review project was successful identified a way moving forward to retain the Prichard Building and its setting on the campus while ensuring sufficient space is available to meet legislative needs. While she understands her agency and DES are not the final decision makers, she conveyed appreciation for giving more time to identify ways to balance historic preservation on the campus with modern 21<sup>st</sup> century needs.

**Sharon Case, South Capitol Neighborhood Association**, speaking on behalf of the association, thanked members for the opportunity to provide comment. Her comments will focus on the Pritchard expansion plan and street closures. More details were included in a letter sent to the committee on January 17, 2022. The good news is that the Pritchard stakeholder process produced a great design option for the committee's consideration. The association enthusiastically applauds the design option. With the committee's approval, the award-winning iconic structure would remain as a gem of the Capitol Campus and provide expanded office space for the House of Representatives. It was the foresight and leadership of the committee early last year and subsequent action by the Legislature providing additional time that enabled the process to set into motion a robust stakeholder process led by DES with the tireless commitment of Clarissa Easton, LCM Project Director, the Mithun Architectural firm, BuildingWork, an historic architectural Firm, DAHP, the Peer Review Advisory Committee, and a broad range of stakeholders from historic arts and neighborhood communities. The remarkable work showcases accomplishments by a stakeholder involvement plan embracing a set of key elements necessary for decision-making, research, specialized expertise, peer review, interactional deliberation, timelines, and transparency. Building on that success, the associations seeks action by the committee to urge the Project Executive Team and DES to modify the current Newhouse and global LCM stakeholder process to incorporate a model used so successfully not only for Pritchard but also for the Capitol Lake-Deschutes Estuary Project. A year ago, assurances were promised that it would occur, but unfortunately stakeholders continue to communicate priorities, issues of concern and ideas for solutions with regard to Newhouse without feedback. Regrettably, DAPH, landscape experts familiar with Olmsted's vision, and the design review peer group have been missing. At this critical juncture, it is possible to learn from the Pritchard experience and substantially change that dynamic. This modification would make a huge difference moving forward. In terms of street closures, the association appreciates and fully supports action to reopen Columbia Street and asks that the committee direct a further review of the reasons for and the impacts of closing Water Street. Blocking off either or both streets appears to be driven by

security concerns for the campus and by prioritizing parking. While recognizing the complexity of balancing safety measures with public access to government buildings on campus, it is baffling that an issue of such importance lacks transparency and deliberation by a broad-based group of security officials from various jurisdictions. Also noticeably absent in the discussions are the City of Olympia and South Capitol Neighborhood that would be directly impacted by the decisions.

Ms. Case noted that many people are likely unaware of the spillover of the violence into the neighborhood during last year's series of political demonstrations. Local streets became staging grounds for groups in vehicles putting on their bullet proof vests, loading their AR-15's with ammunition, and walking toward the Capitol Campus. Residents experienced harassment, damage to property, witnessed a violent attack in an alley, and endured a shooting on 15<sup>th</sup> Avenue just around the corner from her home. Children were either kept inside or relocated during the duration of the event. Clearly, safety concerns extend beyond the campus edge and must be addressed comprehensively. The development of security strategies must focus on Capitol Campus, the South Capitol Neighborhood, and downtown Olympia as a whole. Interventions in one area impact other areas. In addition, Water Street is the main artery available for emergency vehicles as well as residents entering and leaving the neighborhood including when Capitol Way is blocked. It too, represents a safety issue. Rather than permanently blocking a street, the association suggests considering other alternatives, such as the use of retractable bollards that could be raised and lowered in less than a minute during emergencies. They are used effectively in Europe to protect public places without altering the landscape or architectural integrity of surrounding buildings. This is just one example of a flexible emergency intervention that is not a permanent barricade. During this important review of building designs for Newhouse replacement and Pritchard expansion it is possible to move forward on schedule with landscape decisions to follow. Parking and street closures did not dictate Prichard Building design options nor should they define Newhouse replacement at this juncture. The future legacy of the beauty and the historic significance of Capitol Campus depend upon committee leadership. She thanked the committee for its consideration.

**Anne Knight, Friends of Seattle Olmsted Parks and National Association of Olmsted Parks**, representing both organizations remarked that the State of Washington Capitol Campus is one of the most extensive and intact Olmsted design capital landscapes in the nation. It is a point of pride when entering the bicentennial year of Frederick Law Olmstead's birth and fitting that it is Olmsted's 200<sup>th</sup> year being celebrated across the country and by the state by acknowledging the importance of its own Olmsted legacy. If the committee is not familiar with the Olmsted brochure that was attached to email comments forwarded to the committee, she encouraged members to take a moment to read it as it provides an excellent overview of the legacy drawing from the 2009 Master Plan and Vegetative Management Plan for Capitol Campus. The Friends of Seattle Olmsted Parks and the National Association for Olmsted Parks are pleased that the recommendation for preferred alternative A for the Prichard Building on Opportunity Site 5 has been selected with an understanding of the important role of the Olmsted landscape setting for Capitol Campus. As the design moves forward members emphasize the importance of setting the extension of the Prichard Building within a landscape to maximize the reintroduction of the richly layered native landscape backdrop for the historic core campus buildings. To this end, members urge every effort should be made to reevaluate surface parking requirements for both the Prichard and Newhouse projects. She thanked the excellent team of DES staff and designers who have brought the project to this point, a process that has been engaging and collaborative with all parties. Members appreciate the ability to participate in the process of honoring the historic significance of Capitol Campus.

**Greg Griffith, Olympia Historical Society and Bigelow House Museum**, emphasized and reiterated some points offered in the past about ongoing work on the Capitol Campus and to thank and recommend the work of DES in arriving at an option for preservation of the Prichard Library. The decision is supported by everyone. He referred to the artwork and recommended preserving in place within the

Prichard Building. The two Press Houses scheduled for demolition should be offered for removal from the Capitol campus and preserved elsewhere. Both of those residences have historical as well as architectural significance to the community and they certainly merit an effort to preserve and relocate the buildings for preservation elsewhere. He thanked DES for a stakeholder process involving the community throughout the process.

With there being no further public comments, Chair Wicker closed public comments.

**LCM Project-Prichard Building Rehabilitation/Expansion Study – Action**

Chair Wicker recognized DES and the design team to present findings and recommendations outlined in the Legislative Campus Modernization - Prichard Building Expansion and Validation Study.

Bill Frare, Assistant Director of Facilities Professional Services, reported the proviso authorizing the project included a provision delegating authority to the SCC to approve the predesign. The presentation includes information on the options considered and a recommendation by DES and confirmed by the Project Executive Committee, as well as by the Peer Review Panel with positive feedback from stakeholders and the historical preservation community in support of the recommendation.

LCM Project Director Clarissa Easton introduced members of the design team, Walter Schacht and Lana Lisitsa with Mithun Architecture, and Matt Aalfs, BuildingWork, serving as the project's third party historic preservation professional.

Mr. Schacht reported the presentation will include the results of work completed by many individuals and through the engagement of many stakeholders. Work completed has been in response to the provisions of House Bill 1080 from the 2021/22 Capital Budget for planning a high performance building meeting net-zero ready energy use standards with an energy use index (EUI) under 35 providing the required program space to support the House of Representatives offices and related functions. The project will eventually lead to the renovation of the third and fourth floors of the O'Brien Building. The project is one element of the Legislative Campus Modernization Project. The project team followed the process as outlined in the proviso. Mr. Aalfs joined the team on behalf of DES and the team outreached to the public during the process.

Mr. Aalfs reviewed a list of goals established at the beginning of the study for potential rehabilitation of the Pritchard Building. Primarily, the goals focus on identifying ways to reuse the building while keeping significant historic features intact to include its façade and artwork associated with the building.

Mr. Schacht commented that the building houses significant pieces of art designed as part of the Pritchard Building. The project budget includes funds for the removal of the artwork for protection during the construction process. Artwork will be returned to the building following completion of construction activities.

Ms. Lisitsa reviewed the preferred alternative DES is recommending as approved by the Project Executive Team and the Peer Review Panel in the context of other options considered. She reviewed the outcomes of the previous study completed in Phase 2. Two top options – A & B, were studied. Option A is recommended as the preferred alternative. The option includes an additional; building connecting directly with the Pritchard Building and represents the most compact option. Option B's addition is disconnected from the Pritchard Building and is slightly larger.

Ms. Lisitsa displayed a visual summary of all options studied during the Phase 3 study. At the east end of the Pritchard Building, Option A provides some visual connectivity between the South Capitol



Neighborhood and the historic group of campus buildings. Option B closes the gap to some extent and disconnects the east addition from the historic building creating a larger building to accommodate elevators, stairs, lobbies, and other support spaces.

Ms. Lisitsa displayed a visual eye level view from the Legislative Building of Options A & B. Other images of Options A and B were shared from the O'Brien Building entry depicting the separation between the Pritchard Building and proposed east addition with a small gap for the purpose of separating the old from the new and articulating the difference in building timelines. Another view of both options was from the corner of 16<sup>th</sup> Avenue and Water Street from the South Capitol Neighborhood. Option A provides visibility of the Cherberg Building and the dome.

Ms. Lisitsa highlighted major pros and cons of Options A and B. Both options preserve the Pritchard Building and most importantly, Option A has one entry taking advantage of the landmark reading room whereas Option B requires separate entries to each building losing the relationship with the historic west capitol group of buildings.

As expected, rehabilitation and expansion options are more expensive than building replacement. Costs differences between Options A and B are minimal. Hillside reinforcement is integrated in both options.

Mr. Schacht noted that the project budget cost estimates are in process with the estimates under review by DES and subsequently reviewed by the Office of Financial Management (OFM). The figures are the best estimates at this time with the understanding that more work on the numbers will be necessary.

Ms. Lisitsa reported all options comply with the energy requirements outlined in the proviso. Options A and B will require more power generation compared to replacement because of the inherent inefficiencies in the existing building structure with concrete elements exposed both internally and externally. The proviso goal of achieving energy use intensity of less than 35 could be accomplished with both options but would require a higher level of mitigation to prevent energy loss by the exposed concrete elements. All three options comply with the proviso goals B and C.

Mr. Schacht described the context for the selection of Option A as the preferred alternative by explaining how all individuals involved in the project from DES staff, members of the project team, and stakeholders were able to visualize the options through the lens of different perspectives. During a recent stakeholder meeting, the team listened as numerous individuals representing the historic preservation community described the pros and cons of the different options enabling the team to understand the importance of the reading room within the Pritchard Building and how that area serves as the front door to activity occurring inside the building. The area offers the potential for some form of public assembly as components of the hearing room and a café. The team and stakeholders reached consensus because of a mutual understanding of the two historic legacies of Paul Thiry's design of the State Library and Archives Building (later renamed Pritchard Building) and the historic legacy of Capitol Campus and Olmsted's plan coming together to form the whole. The four main reasons for recommending Option A include:

- Maintains the integrity of the Olmsted Plan
  - Preserves the symmetrical/axial/figure-ground relationship of legislative buildings site around a shared open space
- Demonstrates the State's commitment to stewardship of historic resources
  - Maintains Pritchard's National Register of Historic Places status
- Maximizes access, wayfinding, and operational efficiency by consolidating the program in a single facility
- Maximizes the opportunity for a successful project

Mr. Schacht displayed an aerial diagram illustrating how Rehabilitation/Expansion Option A supports the relationship in the context of the Olmsted Plan, Legislative Building, front door of the Pritchard Building, and the O'Brien and Cherberg Buildings. Mr. Schacht invited questions and comments.

Chair Wicker invited comments from members.

Lieutenant Governor Heck commented that the journey began more a year ago and it has been difficult but he is pleased with the outcome. He thanked all parties for their efforts and willingness to step back and consider all issues.

Chair Wicker echoed similar comments and thanked Lieutenant Governor Heck for leading the committee through the planning process over the last year.

Marc Daily asked about the number of existing parking spaces as it appears the replacement option reduces existing parking. Mr. Schacht responded that the new development would occur over the existing parking lot located east of the Pritchard Building creating a substantial reduction in parking spaces and leaving approximately 45 to 52 parking spaces. Mr. Daily encouraged more exploration of parking options and considering the potential of reducing parking spaces to accommodate more landscaping. He suggested evaluating whether parking is the highest and best use of that space. Mr. Schacht noted that overall, the LCM project reduces parking capacity on Opportunity Sites 5 and 6. The team understands the interest for engaging the LCM project with the overall Pritchard site while acknowledging the neighborhood and parking requirements for the west campus buildings and the Legislative Building.

CCDAC Chair Miles said he is satisfied with the proposed solution. Mr. Schacht and his team are reflective of a great example of what occurs when engaging many stakeholders with different visions, opinions, and approaches and agreeing on a solution that appears to be an artful balance between many stakeholders. He thanked the project team for their work, as the option appears to be a very reasonable solution for a difficult problem. He asked about the number of mature trees that would need to be removed and whether an arborist report exists that covers the condition of any specific plantings that might be impacted by the project, as well any planned mitigation for potential impacts.

Project Director Easton reported an arborist report was completed for Opportunity Site 6 for the Newhouse Replacement Project, as well as predesign reports identifying the health of the trees on the Newhouse site. However, similar reporting has not occurred on the Pritchard site. Pending the outcome on the preferred alternative, staff plans to move forward with a design team selection during the summer. One of the first steps is completion of an arborist report for the site. DES worked with KPFF of Seattle to survey the hillside and identified trees of a certain size on the slope but not on the Pritchard site.

Mr. Schacht noted that Opportunity Site 5 is different from Opportunity Site 6 because the site includes the Pritchard Building and an asphalt parking lot. Significant trees are located along Sid Snyder Way, at the intersection of Sid Snyder Way and Capitol Way, and at the intersection of Water Street. The preferred alternative includes the addition of landscaping with the immediate concern on the hillside that will require some remedial work to reinforce the building foundation and stabilize the hillside. The expansion plan includes the addition of trees and removing asphalt rather than removing trees.

Chair Miles asked whether the programming of the building changed because of workplace changes caused by the pandemic. Mr. Schacht shared that his firm has completed work on contemporary workplaces involving tech companies and government and the team is aware of changes in the workplace because of the pandemic. However, this project is a unique circumstance as the campus houses state government with offices serving representatives and senators and support staff. It is hoped that the

Legislature resumes meeting in person because of the importance of citizens engaging and participating as legislators conduct business of the state. The team acknowledged the pandemic has changed the workplace, but the campus is state government and it is unlikely the need for space has lessened or legislators will no longer meet in person. It is critical that this particular group of people return to work in person.

Secretary Hobbs acknowledged Mr. Schacht's comments as he has spoken to his former colleagues and they all indicate a desire to return to the campus. Although he was not part of the review process for the project, it was important the team considered parking needs because when the legislators return, parking will be important.

Mr. Jones asked whether the angled parking on 16<sup>th</sup> Avenue would be removed as part of the project and converted to a landscape buffer on the south side of the building. Ms. Lisitsa advised that some parking spaces on the south side of 16<sup>th</sup> Avenue would remain but there is no plan to retain other parking spaces along 16<sup>th</sup> Avenue.

Project Director Easton noted that she believes the angled parking on the north side of 16<sup>th</sup> Avenue between Water and Sylvester has been removed.

Mr. Jones recalled that a north/south sidewalk exists on the west side of Sylvester providing a through block connection that was not illustrated on the site plan. Option A appears to prevent the north-south pedestrian connection to the campus. He asked whether the team considered pedestrian connections to the neighborhood and campus. Mr. Schacht affirmed the team considered pedestrian access between the options. A pedestrian route exists along Sylvester to the campus although the route is through a parking lot and loading dock. However, because the route is so difficult to transverse, moving pedestrian access to Water Street extends the route to the neighborhood. The suggestion is to create a stronger connection to the neighborhood along Water Street.

Assistant Director Frare outlined next steps. The request is to seek approval of Option A as the preferred option for the renovation and expansion as it has been reviewed by stakeholders and received broad support. Following action on the preferred alternative, Mithun will move forward with a detailed analysis and scoping of Option A and finalize the predesign report for presentation to the SCC on March 17, 2022 for consideration and approval. The final predesign report is due to the Legislature on March 31, 2022.

Lieutenant Governor Heck questioned whether the approval would be by the SCC, CCDAC, or both committees. Assistant Director Frare advised that the budget proviso requires approval by the SCC. Typically, CCDAC provides a recommendation, which is forwarded to the SCC to enable members to receive CCDAC's input prior to rendering a decision.

Chair Wicker requested consideration of a motion to approve the preferred alternative.

***Lieutenant Governor Heck moved, seconded by Secretary Hobbs, to approve the findings and recommendations as outlined in the Legislative Campus Modernization Pritchard Building Rehabilitation/Expansion Study as prepared by Mithun and dated January 25, 2022. A voice vote unanimously approved the motion.***

#### **Other Business - Action**

Assistant Director Frare advised of one outstanding issue. In December, the SCC considered the closure of Columbia Street. The predesign for the LCM Project includes the closure of Water Street and Columbia Street, which was approved by the OFM, Project Executive Team, and the SCC. Following a

number of meetings with stakeholders from the South Capitol Neighborhood and staff from the City of Olympia, staff recommends not closing Columbia Street for a number of reasons. Keeping Columbia Street open maintains campus vehicle security while providing for access to the campus and to the community for emergency vehicles and for neighborhood access. Staff is seeking approval to maintain Columbia Street as an open street rather than seeking a vacation and closing Columbia Street.

***Lieutenant Governor Heck moved, seconded by Secretary Dobbs, to reverse a previous decision with respect to Columbia Street and recommends Columbia Street remain open. A voice vote unanimously approved the motion.***

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

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 CCDAC meeting is scheduled on Thursday, February 17 2022 at 10 a.m. The next SCC meeting is scheduled on Thursday, March 17, 2022 at 10 a.m. Both meetings will be held remotely.

**With no further business, Chair Wicker adjourned the meeting at 4:17 p.m.**

Prepared by Valerie L. Gow, Recording Secretary/President  
Puget Sound Meeting Services, [psmsoly@earthlink.net](mailto:psmsoly@earthlink.net)

*Approved by CCDAC on 02/17/2022 without modifications.*

*Approved by SCC on 03/17/2022 without modifications.*

*All written public comments received prior to the meeting are attached in the form received.*



## STATE CAPITOL COMMITTEE

*Lieutenant Governor Denny Heck (Chair), Secretary of State Steve Hobbs,  
Governor Inslee's Designee Kelly Wicker, and Commissioner of Public Lands Hilary Franz*

AND

## CAPITOL CAMPUS DESIGN ADVISORY COMMITTEE

*Dan Miles (2022 Chair, Architect-2), Chris Jones (2022 Vice Chair, Landscape Architect)  
Secretary of State Steve Hobbs, Senator Sam Hunt, Senator Phil Fortunato, Representative Laurie Dolan,  
Representative Joel McEntire, Alex Rolluda (Architect-1) and Marc Daily (Urban Planner)*

**JANUARY 25, 2022**

(REMOTE ACCESS MEETING)

### Public Comments Received

**The attached public comments were received by 4:00 PM on Friday, January 21, 2022.**

Enterprise Services staff provided a summary or acknowledgment of the public comments received during the dedicated Public Comment Period on the agenda.

One summary response may have addressed multiple comments.

**From:** [LCM Project](#)  
**To:** [Smith, Tara \(DES\)](#); [DES SCC-CCDAC Public Comments](#); [Easton, Clarissa \(DES\)](#); [Larson, Ann \(DES\)](#)  
**Cc:** [Scott, Sarian](#); [Bannister, Sarah](#); [Karl-Robinson, Kelci \(LEG\)](#); [Dean, Bernard \(LEG\)](#); [Jen Masterson](#); [Frare, Bill \(DES\)](#); [Sheri Sawyer](#); [Kris Tucker](#); [slcase@comcast.net](#); [Rachel Newmann](#)  
**Subject:** LCM: Data, analysis and peer review approach are needed for Newhouse project  
**Date:** Monday, January 17, 2022 1:31:10 PM  
**Attachments:** [SCNA re LCM and Newhouse Process.1.17.2022.pdf](#)

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External Email



January 17, 2022

TO:  
Tara Smith, Director, Department of Enterprise Services (DES)  
LCM Project Executive Team (PET)  
State Capitol Committee (SCC)  
Capitol Campus Design Advisory Committee (CCDAC)

Legislative Campus Modernization offers the extraordinary opportunity to enhance the State Capitol Campus while addressing future office space needs in a post-pandemic environment, and to resolve long-standing challenges relating to Campus access, parking, transportation patterns, and climate change sustainability, as well as strengthening security measures.

We applaud the commitment and progress toward reaching consensus to expand the existing Pritchard Building while maintaining the architectural integrity of this award-winning iconic structure. Utilization of robust stakeholder involvement and peer process, similar to the approach used in the Capitol Lake/Deschutes Estuary project, has been instrumental in moving important decisions forward. Building upon these experiences, **we urge modifications that would implement a similar stakeholder and peer review approach for the Newhouse replacement project.**

While appreciating the good intentions from all, the stakeholder process for Newhouse lacks the elements essential for informed decision-making and broad-based agreement. The multiple stakeholder meetings are valuable in capturing themes yet fail to address issues of concern or assess alternatives. The South Capitol Neighborhood work group has reached out to multiple decision-makers and staff individually to understand their positions and share ideas for reaching a middle ground. However, limitations to this splintered communication process present serious barriers to reaching consensus on unresolved issues of contention.

**Informed decisions and broad agreement require integrating the following elements into this process:**

- **Current data and analyses must inform all decisions that are made throughout the design process.**
- **Workgroups must bring key stakeholders together to discuss perspectives at the same table with the support of resource expertise and peer review. Quite frankly we don't understand why landscape architects with expertise in the Olmsted vision for the West Capitol Campus are not engaged in an official capacity for a project of this magnitude, significance, and complexity.**

These steps are necessary to productively address the issues that continue to be emphasized in public comments and written communication by multiple stakeholders without resolution.

- **Security Considerations.** We recognize the complexity of balancing security needs with public access. To this end, it is vital that members of the Washington State Patrol, the Olympia Police Department, Legislative Security and Department of Enterprise Services be at the table with the South Capitol Neighborhood Association, the Office of the Governor, legislative leaders, and City of Olympia officials to address these issues. Broad-based perspectives and expertise are necessary to assess risks and options while collaboratively shaping recommendations for preventing and responding to emergencies and threats without unduly compromising public access or Campus integrity. This includes consideration of issues including temporary and permanent emergency response measures, year-round public access and participation in the governmental process, recent experience with violent demonstrations, and safety of the South Capitol neighborhood.
- **Proposed Street Closures.** Current site plans fail to address the issues at the nexus of Campus security needs, vehicular and pedestrian access, and traffic patterns. It is imperative that residents and emergency vehicles have connectivity and access to alternative streets for entering and leaving the neighborhood, especially when Capital Way is blocked. This cannot be accomplished without current data and analyses, and consideration of options for preventing and responding to emergencies.
- **Parking.** Current proposals show expansive surface parking on more than 60% of Site #6 and a new parking lot on Water Street between Sid Snyder Way and 15<sup>th</sup> Avenue. Drop arms to regulate access to a majority of the spaces would further restrict visitor parking capacity. These plans have moved forward without current data and analyses of post-pandemic Campus parking needs and capacity, consideration of off-site parking alternatives and shuttle/valet services, and transit incentives and improvements. Further, they do not meet Campus design principles (supporting a transitional soft edge to the historic neighborhood, pedestrian walkways, and view corridors) or climate change sustainability requirements.

Resolving these above-stated issues will go a long way toward meeting new office space needs for the Legislature and creating a Campus south edge design that preserves the legacy, beauty, and integrity of the Campus for generations to come. We are confident this can be done when there is a will to find solutions with a process based on reliable data, analyses and expertise shared interactively by all impacted parties. Along with the inclusion of Olmsted expertise and peer review, our proposed concept for the development of a Capital Budget proviso represents an important step toward meeting that goal.

Sincerely,

South Capitol Neighborhood Workgroup

Sharon Case, Holly Gadbow, Holly Davies, Greg Klein, Rachel Newmann, John Saunders, Hal Spencer, Kris Tucker

Cc: Sarian Scott, Senate Capital Budget Analyst  
Kelci Karl-Robinson, House Capital Budget Analyst  
Sarah Bannister, Secretary of the Senate  
Bernard Dean, Chief Clerk, House of Representatives  
Jen Masterson, OFM Capital Budget Analyst  
Sheri Sawyer, OFM Policy Advisor  
Bill Frare, Assistant Director, DES  
Clarissa Easton, LCM Project  
Director

Ann Larson, Director of Public Relations, DES





January 17, 2022

TO: Tara Smith, Director, Department of Enterprise Services (DES)  
LCM Project Executive Team (PET)  
State Capitol Committee (SCC)  
Capitol Campus Design Advisory Committee (CCDAC)

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We applaud the commitment and progress toward reaching consensus to expand the existing Pritchard Building while maintaining the architectural integrity of this award-winning iconic structure. Utilization of robust stakeholder involvement and peer process, similar to the approach used in the Capitol Lake/Deschutes Estuary project, has been instrumental in moving important decisions forward. Building upon these experiences, **we urge modifications that would implement a similar stakeholder and peer review approach for the Newhouse replacement project.**

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Department, Legislative Security and Department of Enterprise Services be at the table with the South Capitol Neighborhood Association, the Office of the Governor, legislative leaders, and City of Olympia officials to address these issues. Broad-based perspectives and expertise are necessary to assess risks and options while collaboratively shaping recommendations for preventing and responding to emergencies and threats without unduly compromising public access or Campus integrity. This includes consideration of issues including temporary and permanent emergency response measures, year-round public access and participation in the governmental process, recent experience with violent demonstrations, and safety of the South Capitol neighborhood.

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Sincerely,

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Sheri Sawyer, OFM Policy Advisor  
Bill Frare, Assistant Director, DES  
Clarissa Easton, LCM Project Director  
Ann Larson, Director of Public Relations, DES

## Dragon, Kevin (DES)

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**From:** Seattle Olmsted <seattleolmsted@gmail.com>  
**Sent:** Friday, January 21, 2022 4:00 PM  
**To:** DES SCC-CCDAC Public Comments  
**Cc:** dluetjen@karrtuttle.com; petridede@naop.org; jeta75@aol.com; Easton, Clarissa (DES)  
**Subject:** LCM: Pritchard Preferred Alternative A and the Capitol Campus  
**Attachments:** Olmsted State Capitol Brochure (FSOP).pdf

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### External Email

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Members of the State Capitol Committee and the Capitol Campus Design Advisory Committee:

The State of Washington capitol campus is one of the most extensive and intact Olmsted-designed capitol landscapes in the nation. It is a point of pride as we enter the bi-centennial year of Frederick Law Olmsted's birth and fitting that as Olmsted 200 is being celebrated across the country that the State of Washington is acknowledging the importance of its own state capitol's Olmsted legacy. *(The attached brochure provides an overview of that legacy.)*

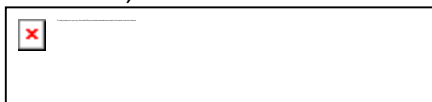
The Friends of Seattle's Olmsted Parks and the National Association for Olmsted Parks are pleased that the recommendation for the Preferred Alternative A for the Pritchard Building and Opportunity Site #5 has been chosen with an understanding of the important role of the Olmsted landscape setting for the Capitol buildings.

As the design moves forward, we want to emphasize the importance of setting the extension of the Pritchard building within a landscape to maximize the reintroduction of the richly-layered native landscape backdrop for the historic core capitol buildings. To this end we urge that every effort should be made to re-evaluate the surface parking requirements for both the Pritchard and Newhouse projects.

Thank you to the excellent team of DES staff and designers who have brought us to this point - a process which has been engaging and collaborative with all parties. We appreciate the ability to participate in the process of honoring the historic significance of the capitol campus of the State of Washington

Sincerely,  
Anne Knight  
Friends of Seattle's Olmsted Parks  
Advisory Board  
National Association for Olmsted Parks  
Advisory Council

Douglas Luetjen  
Friends of Seattle's Olmsted Parks  
President, Board of Directors  
National Association for Olmsted Parks  
Vice-Chair, Board of Trustees



Anne Neal Petri  
National Association for Olmsted Parks  
President and CEO  
Managing Partner, Olmsted 200

202-680-0396 cell





## Suggestions for visitors...

The state Capitol Visitors Services Program offers the Capitol. Special tours of the grounds may be available. Check [www.ga.gov](http://www.ga.gov) for details.

## For More Information...

The 2009 West Capitol Campus Landscape Master Plan is available at: [www.ga.gov/MasterPlan/](http://www.ga.gov/MasterPlan/)

The Olmsted legacy in the Pacific Northwest is nationally significant. Friends of Seattle's Olmsted Parks addresses enjoyment and care of the public and private. *A Guide to Seattle's Olmsted Interpretive Exhibit at the Volunteer Park Water Tower* provides an introduction to Seattle's park and boulevard system as well as the Olmsted national legacy. *Guide to the Olmsted Legacy at the University of Washington* celebrates the legacy from the Alaska-Yukon-Pacific Exposition, 1909. For more information visit [SeattleOlmsted.org](http://SeattleOlmsted.org).

The National Association for Olmsted Parks (NAOP) is the national organization for the National Capitol grounds in Washington, D.C., which Frederick Law Olmsted, Sr. designed in 1874. The brochure is available for download at [Olmsted.org](http://Olmsted.org)

DESIGN OF THIS BROCHURE BY FRIENDS OF SEATTLE'S OLMSTED PARKS - 2010  
PRINTING BY WASHINGTON STATE DEPARTMENT OF REVENUE AND PRINTING MADE POSSIBLE IN PART BY CONTRIBUTIONS FROM:  
FRIENDS OF SEATTLE'S OLMSTED PARKS  
NATIONAL ASSOCIATION FOR OLMSTED PARKS  
LEAGUE OF WOMEN VOTERS OF WASHINGTON  
EDUCATION FUND  
LEAGUE OF WOMEN VOTERS OF TRUSTEES  
COUNTY EDUCATION FUND  
WASHINGTON STATE SOCIETY DAUGHTERS OF THE AMERICAN REVOLUTION

## Olmsted's Vision

"The result of this plan will be that all visitors coming to Olympia... will have a fine symmetrical view of the Capitol and its group of buildings. We believe this idea will be worth all it will cost."

*John C. Olmsted*

OLMSTED TO GOVERNOR MAY - JANUARY 19, 1912

John C. Olmsted stopped in Olympia in April 1911 to meet with the Capitol Commission. They asked him to submit a proposal to prepare a master plan for the then 20-acre Capitol grounds. Meanwhile, the Commission had asked Charles Bebb, Seattle's most prominent architect, to put together a program for the competition for a proposed General Architectural Plan, which included a statement that: *The best view is looking due north from the center of the proposed Capitol Building, which gives way to Puget Sound.* Olmsted must have agreed, because he argued against purchasing the Temple of Justice in the bold firm on their proposed northern placement of the Temple of Justice. It is much to Olmsted's dismay. Unfortunately, during the early part of 1912 Olmsted fell ill and was unable to return to the Northwest to argue his case. The firm had to wait until after the buildings were constructed to be invited back again to work on the landscape design.

Olmsted had recommended establishing a strong and direct connection between the new Capitol grounds and downtown Olympia. Early plans showed a diagonal Avenue from the Old Capitol Building in Sylvester Park, providing a view southwest to the new Capitol dome. This avenue was not built, but two diagonal roadways, in the 1928 Olmsted Brothers landscape plan, now provide welcoming views into the campus from Olympia's Capitol Way.



OLD CAPITOL BUILDING RECONSTRUCTION COURTESY - GP 1916

1912 OLMSTED PLAN \*  
FOR LAND AND WATER  
APPROACHES TO THE CAPITOL  
A DIAGONAL AVENUE CONNECTED  
FROM SILVERSTEIN PARK IN  
LAND BETWEEN THE HARBOR  
AND A PROPOSED SALT WATER  
POND (SITE OF CHERRY LAKE) (O)  
IN 1989 PROVIDED A  
SYMMETRICAL VIEW OF THE  
CAPITOL GROUNDS INTO THE  
ALONG THE CAPITOL'S NORTH  
SOUTH AXES.

NPS-FLORES 5209-16

# Olmsted

## Guide to the Olmsted Legacy at the Washington State Capitol Olympia, Washington



## Olmsted Legacy in Washington

The Olmsted Brothers firm began work on the Capitol Campus in 1911. John Charles Olmsted was on his way from San Diego to the University of Washington in Seattle to advise the Regents on future campus plans. He stopped in Olympia to consult on the landscape for the new Capitol. After the initial consulting period, James Frederick Dawson, Olmsted's associate partner, returned in 1927 to develop the landscape plan itself, creating one of the most prominent Olmsted Brothers landscapes in Washington.

John Charles Olmsted first came to Washington in 1903 when Seattle Park Commissioners invited the Olmsted Brothers firm to prepare a comprehensive plan for the city system. The extensive Olmsted legacy in the state includes park and boulevard systems for Seattle and Spokane, campus plans for the University of Washington, Whitman College and Northern State Hospital, the 1909 Alaska-Yukon-Pacific Exposition, and numerous public and private landscapes, including thirty residential estates.

SHOWING THE FOREST SETTING OF THE 1855 TERRITORIAL CAPITOL BUILDING, ORIGINALLY LOCATED EAST OF THE LEGISLATIVE BUILDING

## The Olmsted Brothers Firm

In 1903, the Olmsted Brothers firm began work in the Pacific Northwest, preparing plans for park systems in Portland and Seattle. John C. Olmsted, from 1903 until his death in 1920, and James F. Dawson, from 1904 to 1941, were the principal landscape architects who worked on commissions in the Pacific Northwest. They were aided by designers, conceptual artists, draftsman, and architects at their main office, known as Fairsted, in Brookline, Massachusetts, now a National Historical Site, and at their California office.



JOHN CHARLES OLMSTED



JAMES FREDERICK DAWSON

## The Washington State Capitol



The Washington State Capitol Campus is shaped by the cultural, natural and economic resources of its setting. The historic West Campus is a sacred site, once being the site of the Puget Sound and Puget Sound with the Olympic Mountains in the distance. The Capitol grounds provide a critical link of open space within an interconnected network of public trails, rights-of-way, and city and county parks. The site at the south end of Puget Sound was frequented by Native Americans because of its wealth of resources and the area continues to be a nexus for commerce and transportation.

About 50 acres of the historic West Campus, including the historic Capitol Group of buildings, were listed as a National Register Historic District in 1974. The period of historic significance from 1911 to 1931 included design and construction of the Temple of Justice and the

Insurance and Legislative Buildings as well as the landscape. This era encompasses the Olmsted Brothers' consultation (1911-1912) and design consultation (1912-1931) periods, as well as the architectural work of Wilder and White from 1911 to 1927.

The vision established by the Olmsted Brothers during the Capitol's historic period of significance provides an underlying framework for the future care of this nationally significant site. The state now has a *Historic Landscape Preservation Master Plan* with a *Vegetation Management Plan* to guide the care of the landscape of the West Campus over time. Developed in 2009, the plan seeks to honor the design intent of the Olmsted Brothers, to recognize the continuum of influences that have shaped the campus over the last one hundred years, and to respond to contemporary needs and constraints.

## Planning the Capitol Grounds

"...there is no reason why the Washington State Capitol grounds should not be as fine if not the finest in the United States."

J. F. DAWSON, OLMSTED BROTHERS - 1934



ARRIVAL OF THE CAPITOL CAMPUS - C. 1930-34

James Frederick Dawson, now a full partner in the Olmsted Brothers firm, assumed responsibility for designing the Capitol grounds when the firm was again contacted in 1927. In the design, he applied the Olmsted firm's century-long practice of subordinating individual design elements to the composition of a place as a whole.

At the Capitol Campus, the Olmsted Brothers considered the buildings and the grounds as a unified composition, mutually supportive of the overarching objective of making democratic space. They enlisted numerous design tools within a landscape architect's palette—vegetation, pathways and drives, topography, lighting, materials, and the careful siting of structures and features. With these tools they defined spaces, reinforced axes, framed views, demarcated thresholds, and established and knitted edges.

The resulting design reflects the democratic process. Visitors would experience a progression through increasingly formal spaces moving toward the Flag Circle (H), the gathering place at the heart of the campus, located between the Temple of Justice and the Legislative Building. This journey is a metaphor for the process whereby diffuse citizen priorities coalesce into formal laws.

## Olympia: The Most Stunning Setting



"...people... will want to take advantage of the splendid view... we think that it is worth while in order to uphold the dignity and scale of the design around such important buildings..."

J. F. DAWSON TO C. V. SAVIDGE - NOVEMBER 17, 1927

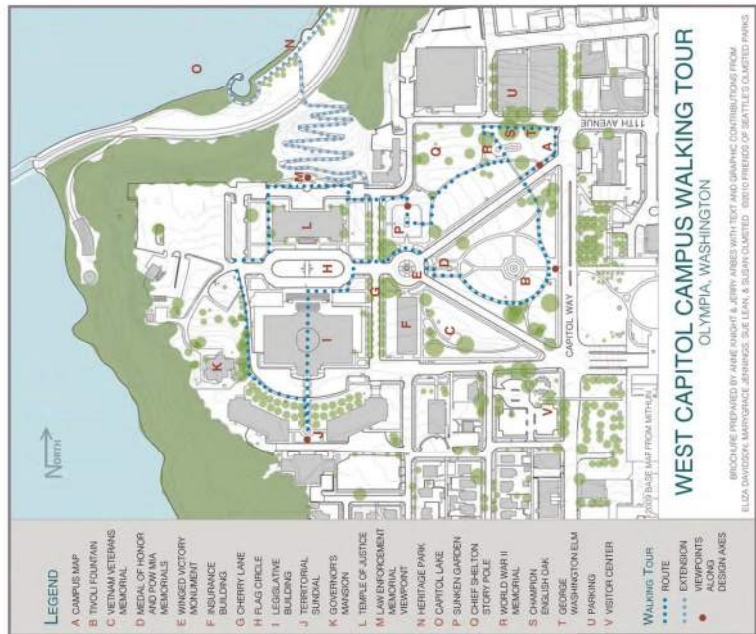
The Olmsted Brothers design for the Capitol Campus grew out of a reverence for the setting and an appreciation of its unique, defining qualities. The design takes full advantage of the quintessential Northwest character of the site. Here one experiences the drama of sheltering lowland forest giving way to views of surrounding hills, water, and open sky, with the mountains of two national parks in the distance: Mount Rainier and the Olympic Mountains.

Few Capitol grounds command equal advantages of setting. Rather than expressed the inherent genius of place. They worked to incorporate the site's natural setting and undulating mid-topography into their design and they took the natural advantages of existing richly-layered native vegetation along with new plantings to frame the seasonally changing views to and from the campus.

Both the Olmsted and Wilder and White understood the dual advantage of a site elevated above Puget Sound. The wooded bluff would provide a place of prospect and refuge with restorative natural views, framed and protected by the low-land forest. Seen from the Sound, surrounding hills and the city below, this landscape would provide the setting for powerful and inspiring views of the state's magnificent classical Capitol buildings.

## WEST CAPITOL CAMPUS WALKING TOUR

OLYMPIA, WASHINGTON  
BROCHURE PREPARED BY ANNE HENRIK & JERRY ARNES WITH TEXT AND GRAPHIC CONTRIBUTIONS FROM ELIZABETH WASHINGTON, WASHINGTON STATE LAND & SILVER DEVELOPMENT CENTER AND GARY BARTHOLOMEW PAINES



- LEGEND
- A CAMPUS MAP
  - B TYPICAL FOUNTAIN
  - C VERNIA METEORAN MEDICAL
  - D MEDAL OF HONOR MONUMENT
  - E WINGED VICTORY MONUMENT
  - F INSURANCE BUILDING
  - G CHERRY LAKE
  - H FLAG CIRCLE
  - I LEGISLATIVE BUILDING
  - J TERRITORIAL SUNDIAL
  - K GOVERNORS MANSION
  - L TEMPLE OF JUSTICE
  - M LAW ENFORCEMENT BUILDING
  - N NEWPORT
  - O HERITAGE PARK
  - P CAPITOL LAKE
  - Q SILVER GARDEN
  - R CHIEF BELTON STONY PILE
  - S STONY PILE II
  - T CHAMPION ENGLISH OAK
  - U WASHINGTON ELM
  - V PARKING
  - W VISITOR CENTER
- WALKING TOUR
- ROUTE
  - EXTENSION
  - VIEWPOINTS
  - DESIGN AXES



# Olmsted and the Washington State Capitol

*"...the planting...should, if possible, be of the finest quality...confined to dignified masses...and not in any way be scattered or small in effect. ...the buildings are very large and of a splendid character, and...the planting ought to correspond..."*



JAMES FREDERICK DAWSON - APRIL 25, 1927

## The Landscape of the Capitol



VIEW OF CAPITOL CAMPUS FROM HERITAGE PARK (N) S. OLNSTED

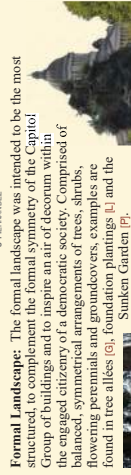
The Washington State Capitol is a master work of the Olmsted Brothers firm. The landscape design celebrates the Pacific Northwest's natural bounty of forest, the Deschutes River, Puget Sound and stunning mountain views. It also expresses the democratic process with its progression through increasingly formal landscape "rooms" enclosed by trees and understory plantings. While many of the layers of vegetation intended to create gateways and define spaces are missing three-quarters of a century later, these can be reinstated over time. Enough remains of the overall landscape to observe the Olmsted plan's essential landscape patterns and characteristics across the campus from wild to pastoral to controlled formality.

The Olmsted Brothers introduced four general landscape characters to help structure the campus and provide a sequence of visual experiences as one moves through the landscape:



HISTORIC VIEW ALONG NORTH DIAGONAL

**Greenward:** The greenward was intended to provide a semi-open, park-like foreground for the Capitol Group of buildings. It incorporated layered vegetation and lawns to reach their full height and spread. Much of the layered greenward was lost due to a lack of funds during the Great Depression, though some areas within the campus portray this park-like character.



VIEW FROM SUNKEN GARDEN

**Formal Landscape:** The formal landscape was intended to be the most structured, to complement the formal symmetry of the Capitol Group of buildings and to inspire an air of decorum within the engaged citizenry of a democratic society. Comprised of balanced, symmetrical arrangements of trees, shrubs, flowering perennials and groundcovers, examples are found in tree allees (6), foundation plantings (1) and the Sunken Garden (7).

**Native Edge:** The native forest along the west, north, and south sides of the Capitol provides a natural frame for the Capitol building, particularly on the north side. The forest, though needing rejuvenation, gives a powerful context to the Capitol setting.

The 2009 Master Plan and Vegetation Management Plan provide a 50-year vision for landscape restoration, coupled with a framework for accomplishing it. The plans will guide efforts to preserve and honor the characteristics and features of the historic Olmsted Brothers design, while addressing contemporary conditions.

## The Architecture of the Capitol

*"The location...on its elevated point above Puget Sound is most unique and this distinction will be quite lost unless advantage is taken of the location."*

WILDER AND WHITE ARCHITECTS JANUARY 25, 1921



WASHINGTON STATE CAPITOL DOME TOWERS OVER THE CAMPUS AT 297 FEET - JUST ONE FOOT SHORTER THAN THE U.S. CAPITOL BUILDING

The State of Washington decided to use a group of buildings for its Capitol instead of one large building. The selected architects, Wilder and White, took the challenge and worked to group the buildings so that "their design so read as if each arose from any point, without they appear to be a single structure," and thus exhibit "greater magnificence than in a single building."

## Trees: The George Washington Elm

The grand American elm has become a symbol of patriotism. In 1932, the Saejiwewa Chapter of the Daughters of the American Revolution planted a memorial American elm (1) at the northeast corner of the West Campus of the Capitol, to honor the 200th anniversary of the birth of George Washington. A second generation scion from the original George Washington Elm in Cambridge, Massachusetts, it honors the Olmsted intent to include elms in the landscape.

The first generation scion of the Cambridge elm was planted by 1902 at the University of Washington by Edmond McNear. That tree also provided a scion to replace the original elm in Cambridge when it died. Subsequently, offspring another was planted in reserve on the Capitol campus.



OCTOBER 2009



Other significant trees growing on the Capitol grounds include a champion English oak (2), the largest in the country. Five large Tulip trees from Flag Circle (3), Kwanzan cherries from Cherry Lane (4), and Yoshino cherries frame the south face of the Legislative Building (5). Treatment by the Olmsted Brothers was to use a tree preservation process fully used replacement to maintain the important framework of the campus landscape.

## Monuments and Memorials

The Capitol Campus is home to a number of memorials and monuments. On the West Campus several of these relate to important focal points of the Olmsted landscape plan. The memorial for World War I, referred to as the Winged Victory (6),



WINGED VICTORY MONUMENT WITH THE TEMPLE OF JUSTICE BEYOND IS THE FOCAL POINT OF THE TWO DIAGONAL ENTRY DRIVES INTO CAMPUS. TO THE SOUTH OF THE LEGISLATIVE BUILDING THE TEMPLE OF SOLIDITY, WHICH DEPICTS THE EARLY HISTORY OF THE REGION, OCCUPIES A PROMINENT POINT INTENDED TO PROVIDE A DRAMATIC VANTAGE POINT TOWARD THE SOUTH FACE OF THE LEGISLATIVE BUILDING WITH ITS CAPITOL DOME.



WASHINGTON STATE LAW ENFORCEMENT MEMORIAL VIEWPOINT

The Washington State Law Enforcement Memorial (7A), north of the Temple of Justice (1), is a terrace viewpoint which takes "advantage of the splendid view" Dawson described in 1927. It was a gift to the people of Washington in 2006. The serenity of the view across the lake and the sound to the mountains beyond is an integral component of this memorial.

These and other memorials (8) (9) found on the West Campus, as well as ones on the East Campus, recognize the ultimate sacrifices made over the years to restore peace in the world and keep the citizens of Washington safe.

## Legacy for the Citizens of Washington

Washington State's seat of government is ideally situated at the threshold between the community and the natural environment. The early designers took advantage of the majesty of the surrounding landscape by drawing it into the campus and making it a part of the experience. They used the native landscape and vistas of water and mountains to firmly root the Capitol campus within its magnificent setting and to inspire a constant commitment to the public good and participation of ordinary citizens in a healthy democracy.

The state Capitol Campus demonstrates the importance of a comprehensive approach in integrating the grounds within the design. The Olmsted Brothers firm understands the value of the landscape - the forest and mountains - to the state's most significant civic space. One of the most elegant ways that both the Olmsted firm and Wilder and White responded to the campus setting was through a north-south axial relationship. The Olmsted firm then developed the elegant landscape plan to connect this to the community to the east and provide a dramatic welcome to all the citizens of the state and its many visitors.

Many of the character-defining features of the Olmsted's brilliant design still exist. However, incremental changes to the campus can obscure the historic vision.

The number of existing trees is one-third of those originally intended for the campus, leaving much of the Olmsted design unrealized. Future planning will provide an opportunity for alignment with historic intent. The Olmsted vision of a richly layered prairie to enclose the state's center of governance then can be fully realized and citizens can proudly enjoy the legacy for an ancient Greece as artfully embodied in a landscape setting that showcases Washington State and its extraordinary resources.

FUTURE VIEWS ACROSS THE FLAG CIRCLE (ABOVE) AND THE GREENSWARD FROM CAPITOL WAY (BELOW)



2009 WEST CAPITOL CAMPUS LANDSCAPE PRESERVATION MASTER PLAN

SHOWN WITH HISTORICALLY-INTENDED LAYERS OF VEGETATION, THE GREENWARD HAS A BALANCED ARRANGEMENT OF ELM TREES LEADING THE EYE TO THE CENTRAL CORE OF THE CAPITOL CAMPUS. THE GREENWARD IS A SERIES OF LAYERS OF VEGETATION, INCLUDING OTHER LANDSCAPE 'ROOMS' (LAYERS OF GRASS COVER, LOW SHRUBS, AND UNDERSTORY AND CANOPY TREES) THAT DEFINE THE EDGES, WHILE ACCOMMODATING A RANGE OF ACTIVITIES.

*"In a republic like the United States, the richest citizens must not be allowed to monopolize the most beautiful areas for their own enjoyment. Such areas must be reserved for the public..."*

FREDERICK LAW OLNSTED, SR. AUGUST 1868



2009 WEST CAPITOL CAMPUS LANDSCAPE PRESERVATION MASTER PLAN

# CAPITOL CAMPUS DESIGN ADVISORY COMMITTEE MEETING

Remote Access Meeting  
Olympia, Washington 98504

September 16, 2021  
10:00 a.m.

## Final Minutes

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### MEMBERS PRESENT:

Alex Rolluda, (Chair) Architect  
Dan Miles, (Vice Chair) Architect  
Marc Daily, Urban Planner  
Representative Laurie Dolan  
Senator Phil Fortunato  
Senator Sam Hunt  
Chris Jones, Landscape Architect  
Kim Wyman, Secretary of State

### MEMBERS ABSENT:

Representative Joel McEntire

### OTHERS PRESENT:

Tara Smith, Department of Enterprise Services	Annette Meyer, Department of Enterprise Services
Bill Frare, Department of Enterprise Services	Kevin Dragon, Department of Enterprise Services
Ann Larson, Department of Enterprise Services	Clarissa Easton, Department of Enterprise Services
Matt Aalfs, BuildingWork	Lana Lisitsa, Mithun Architecture
Rachel Newmann, S. Capitol Neighborhood Assn.	Valerie Gow, Puget Sound Meeting Services

### **Welcome and Introductions, Announcements & Approval of Agenda**

Chair Alex Rolluda called the Capitol Campus Design Advisory Committee (CCDAC) virtual meeting to order at 10:03 a.m. A quorum of the CCDAC was attained.

Members and staff provided self-introduction.

Chair Rolluda recognized Tara Smith, the new Director of the Department of Enterprises (DES).

Director Smith shared that she has been watching the committee meetings for some time prior to her appointment and has become familiar with some of the committee's work. She looks forward to attending future meetings and learning more.

Chair Rolluda reviewed the voting process and the meeting agenda: Review and approve the May 20, 2021 meeting minutes; receive an update on the Legislative Campus Modernization (LCM) Project, an update on the State Capitol Committee (SCC) Workgroup, an update on the Capitol Lake-Deschutes Estuary, Long-Term Management Plan Environment Impact Statement (EIS), and an update on DES Capital Projects. The agenda includes an opportunity for the public to offer comments.

### **Approval of May 20, 2021 CCDAC Minutes - Action**

***Chris Jones moved, seconded by Secretary Kim Wyman, to approve the CCDAC meeting minutes of May 20, 2021 as presented. A voice vote unanimously approved the minutes.***

**Public Comment Period – Informational**

Chair Rolluda invited public comments and outlined the format for providing comments during the virtual meeting. The public was invited to submit comments by email to DES no later than 4 p.m. on the day prior to the meeting. All comments submitted were copied to committee members.

Project Manager Dragon advised that DES did not receive any public comments by the deadline.

**Rachel Newmann** representing the South Capitol Neighborhood Association, conveyed appreciation for the series of opportunities to collaborate with DES staff over the last several weeks on the Legislative Campus Modernization and the SCC statutory review projects. The meetings assisted in building channels of communications and shaping a plan for ongoing stakeholder participation. During the summer, the group developed a perspective's paper to provide clarity on the South Capitol Neighborhood Association's priorities and concerns regarding development of the south edge of the Capitol Campus and the importance of comprehensive planning principles. The final version of the paper will be transmitted to each committee member in the next several days. The Association hopes the committee finds the information useful and looks forward to working closely with members as the Newhouse Building replacement and Pritchard Building renovation plans move forward. In terms of the statutory review, it is important to review CCDAC membership categories to identify gaps. One gap is the need for expertise in historic preservation and the important nexus for inclusion of local jurisdictions and surrounding communities when addressing state buildings.

**Legislative Campus Modernization Project Update - Action**

Chair Rolluda invited DES staff to provide an update on the status of the Legislative Campus Modernization (LCM) project.

Bill Frare, Assistant Director of Facilities Professional Services, DES, introduced Clarissa Easton, Project Director for the LCM project.

Project Director Easton updated members on the LCM project. She acknowledged the enthusiasm and support from everyone working on the project, as well as support from members of the South Capitol Neighborhood Association. She outlined the agenda for the update.

DES has contracted with Miller Hull Partnership from Seattle. Work has been initiated on validation of programming, traffic issues, and public outreach with formal design scheduled to begin by December 1, 2021 on the Newhouse Building Replacement project. The South Capitol Neighborhood Association has been advised of progress and will provide input on design concepts. DES interviewed three construction companies to serve as the General Contractor-Construction Manager (GC/CM) on the Newhouse Building Replacement project. The GC/CM alternative delivery method affords an opportunity for the general contractor and the design team to collaborate early during the design process.

Several elements of the LCM project benefitting the entire campus have been identified as the *LCM Global* project. One of those projects is the renovation of the first floor of the Legislative Building, which is nearly completed. The renovation accommodates members of the Press Corps who will be relocated from the Press Houses. Supply chain issues affecting the national economy are also affecting the project's availability of construction materials. The project includes numerous custom-sized doors for the interior of the building that were delayed because of supply chain interruptions. The team anticipates receiving the materials within the next several weeks

Another LCM Global project is the placement of a modular building on the Executive Residence Parking Lot. DES contracted with a civil engineer to complete a utility study and site survey to enable the placement of the building to accommodate first phase occupants moving from the Newhouse Building



during the completion of the replacement building. Additionally, the scope of work for Miller Hull and the GC/CM was revised to include demolition of the existing Visitor Center, parking lot, and the Press Houses as the work would benefit from a single point of contact.

Project Director Easton responded to a query from Senator Hunt involving potential changes in facility space needs to address post-COVID workplace space needs. Efforts on programming verification were recently initiated for the Newhouse Replacement project, which will include considerations of various instructions and directives influencing programming requirements for employee space needs. Assistant Director Frare added that staff is evaluating how the post-COVID work environment might impact future space needs and affect programming for the building.

Project Director Easton advised of plans to add information on post-COVID workplace needs to the *Frequently Asked Questions* to allay any concerns.

Project Director Easton displayed a photo of the Joel Pritchard Library. The validation study for the building began in August and involves working closely with the Project Executive Team on options. Progress on the study is published to include technical information on hillside stabilization and the building's existing internal structural system.

Project Director Easton reviewed the project's organization for the Pritchard Building Validation Study. For the LCM project, team members report to the Project Management Team comprised of representatives from the House, Senate, Office of Financial Management (OFM), and DES. All decisions reside with the Project Executive Team comprised of House and Senate Leadership. The Department of Archeology and Historic Preservation (DAHP) Peer Review Group includes Allyson Brooks, PhD/DAHP; King Chin, GeoEngineers; Alex Rolluda, CCDAC; Dan Say, Swenson Say Fagét (SSF); and Michael Sullivan, Artifacts. DES contracted with a third-party historic preservation consultant following discussions and public testimony last spring. BuildingWork from Seattle is providing an objective third-party observation of the validation study. The design team includes Mithun Architecture as the lead with engineering and cost support provided by several other firms.

Project Director Easton introduced Lana Lisitsa, Principal, Mithun Architecture, and Matt Aalfs, Principal of BuildingWork, an architecture firm in Seattle.

Mr. Aalfs reviewed historic preservation issues surrounding the Pritchard Building. He displayed an illustration of the building produced by Paul Thiry, the building's original architect. Mr. Thiry was one of the most significant modernist architects in the Pacific Northwest who introduced ideas of European modernism during the mid-20<sup>th</sup> century. The Pritchard Building (Washington State Library) was one of Mr. Thiry's key institutional public buildings designed during his career. He was well known as the principal architect for the Seattle Center for the 1962 World's Fair. The Pritchard Building is a landmark and was placed on the National Register of Historic Places. Mr. Thiry conceived the building as a modernist interpretation of neoclassical architecture. The building is clad entirely with local Wilkeson Sandstone similar to other historic building on the campus creating a material relationship between the buildings. The building was one of Mr. Thiry's earlier explorations in concrete structure. He used the material in innovative ways influencing other projects, such as the Seattle Center Coliseum, known today as the Climate Pledge Arena in Seattle.

The building's significance includes art integrated within the architecture. Mr. Thiry frequently incorporated art within important public buildings. The building features a bronze sculpture, an exterior sundial created by John Elliott, a significant wall mosaic by James FitzGerald, and other paintings and furniture commissioned for the building. Within the basement of the building, the Washington Room features murals by Kenneth Callahan depicting the history of Washington State.

Today, the Pritchard Building is not in its original condition with many alterations occurring to the building over the last 60 years. Some of those alterations have been detrimental to the historic character of the building. The building has suffered damage from earthquakes and some stone cladding is in significant disrepair that needs to be remediated. The windows were replaced in the mid-90s with a window system that detracts from the historic character of the building. A number of interior alterations have occurred over the decades to include modifications to duct work for HVAC systems and lighting finishes.

Ms. Lisitsa reviewed prior planning efforts completed on the Prichard Building. In 2002 during interior renovations and window replacements, a study was completed resulting in adaption of the building for use as offices and a cafeteria, which were detrimental to the historic character of the structure. In 2004, Barnett Schorr Architects completed an Adaptive Reuse & Addition Predesign resulting in an addition to the building. As part of the predesign, significant structural alterations and reinforcement of the building were recommended in addition to an introduction of a central atrium in the middle of the stacks to enable light inside the space. In 2006, SRG completed a predesign for an addition to the building and an underground parking garage for 210 vehicles. The study concluded that the lack of stability of the existing configuration of the building would result in extremely high project costs. No further design work was completed. However, several additional studies were completed. The first, in 2008, studied the building's exterior cladding. The study recommended addressing failing sandstone cladding immediately due to the life safety hazard posed by stone panels that could fall. In 2010, geotechnical engineers with Golder and Associates studied the hillside and recommended hillside stabilization by reinforcing the hillside with a 60-foot long soldier pile wall.

Today, the Pritchard Building Validation Study is in response to a legislative proviso requiring two components:

**Component #1:**

- a. A high-performance building meeting 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 O'Brien Building

**Component #2:**

- a. 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;
- b. DES 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;
- c. The study must include a public engagement process including the CCDAC and the State Capitol Committee (SCC).

The Pritchard Building is located between the State Capitol Historic District and the South Capitol Neighborhood Historic District. The site has been designated as Opportunity Site 5 within the Capitol Campus Master Plan as a site that should house functions critical to effective operations of legislative activities, and Policy 2.1 within the Master Plan requiring new buildings on the south edge of the West Campus to serve functions critical to legislative activities. Although the building is listed on the National Register of Historic Places, the site is located outside and between the two historic districts; however, the site is an important link between the two districts and an important element of the historic fabric of the entire area.

The Pritchard Building Validation Study employs a two-phased approach:

*Phase 1: Identify strategies for building rehabilitation, with support from Historic Preservation consultant.*

- Hillside Stabilization
  - Evaluate options to protect the landmark from a potential landslide
- Structural Rehabilitation
  - Identify seismic improvements scenarios
  - Minimize visual impact on exterior and interior of the single-story north portion
  - Consider options for renovating/reinforcing versus rebuilding the stacks
- Architectural Rehabilitation
  - Identify potential egress and other life-safety improvements
  - Consider removal of recent interior modifications
  - Outline likely accessibility improvements for shell and core
  - Develop scope for building exterior improvements
  - Identify options for restoration of original monumental windows in the reading room
  - Consider new windows in the stacks

*Phase 2: Program implementation*

- Program Space Strategies
  - Identify alternative strategies to provide offices for the House of Representatives, Code Reviser, Legislative Technical Support, Legislative Staff Support, cafeteria and related spaces
  - Consider adaptive reuse: an addition to, or adjacent to the Pritchard Building
- Budget Development
  - Describe alternatives and develop a budget for the preferred alternative identified by the Project Executive Team

Ms. Lisitsa reviewed the work plan and schedule. Phase 1 work was initiated in August 2021 with completion scheduled in October followed by initiating Phase 2 for completion by January 2022. The final phase of the project is focused on documenting the outcomes of the study. Accomplishments to date include completion of a site workshop with geotechnical engineers, a peer review panel, DES, and BuildingWork yielding three viable options for hillside stabilization that would not encroach on the Pritchard Building. Multiple options were evaluated for structural reinforcement with the options narrowed to develop preliminary cost estimates. The project team met with City of Olympia staff twice to review the project and review some of the technical aspects of the study. The first stakeholder meeting was held on September 8, 2021. The project team continues data collection and analysis of codes for the study. Ms. Lisitsa invited questions and comments from the committee.

Chair Rolluda asked whether staff received any public comments. Project Manager Dragon advised that no public comments were submitted for the LCM project.

Chris Jones commented that the water feature located on the north side of the Pritchard Building is an important characteristic of the building. He asked whether the water feature and the ADA ramp were included in the study. Project Director Easton said the study includes the entire entrance sequence, which would not exclude the water feature.

Mr. Aalfs added that the water feature along with the sculpture are inherent features of the building, as well as historic elements of the building that would need to be considered. Ultimately, the rehabilitation of the building considers accessibility and safety for all individuals.

Ms. Lisitsa noted the ramp appears to be well integrated with the building and the team would evaluate whether the ramp meets current ADA requirements.

Chair Rolluda asked for additional information on the three hillside stabilization options. Ms. Lisitsa explained that all options consider how to protect the building during a seismic event. The main concern is the history of recent shallow landslides and how a significant earthquake could cause the hillside to collapse. The three options consider placing various protective elements such as a seacant pile wall, ground improvements with numerous piles on a grid with a top platform, or a large grade beam next to the exterior wall of the buildings supported by deep piles. The goal is to enable the flow of the protected element to slide without causing the collapse of the building. Of those options, the project team is exploring minimum code requirements for protection of occupants during a seismic event. Another option for exploration is a greater level of protection for the building that would reduce potential damage.

Project Director Easton commented on the level of technical expertise and details required of the study. The project team is striving for accurate, technical information that informs the existing structural system and the hillside. The decision resides with the Project Executive Team on the option pursued in the future. The first step is identifying all technical information to confirm all options that might be available if rehabilitation expansion is the selected option. The team is also evaluating hillside issues should a new building be constructed within the approximate area between Opportunity Sites 5 and 6. Much of the analysis produced by the study will be used regardless of the option selected.

Senator Hunt commented that the water feature during the winter when frozen is an amazing piece of art. In terms of historic preservation, he asked whether the team is exploring possibilities or opportunities for maintaining the façade of the Pritchard Building if renovated or expanded in the rear. Project Director Easton responded that all options are under consideration.

Mr. Aalfs added that the team is exploring options of adaptive reuse and ways to modify the building to function as offices. Exploration of options is included in this phase of the study.

Dan Miles commented on the amount of study completed on the cladding of the building over the last 25 years. It appears in more recent studies, the cladding system was determined to be deteriorating. He asked about any mitigation completed to prevent any further damage as this study is completed. Mr. Aalfs said he is not aware of any mitigation measures to protect the façade. The team recently completed a cladding remediation project on the Capitol Court Building on campus. The team is aware of many of the technical issues. It is likely a construction project be required if the building is preserved to re-secure stone on some areas of the building; however, further analysis is necessary to confirm the degree of damage.

Secretary Wyman commended the project team for taking a pause and considering the historic and architectural significance of the building. At the onset of the project several years ago, it appeared there was some momentum geared toward the mindset of old buildings as too expensive to renovate and should be removed. Although that might be the final outcome, she supports the team pursuing a thoughtful process of analyzing all factors and is appreciative of the preservationist team members raising the questions. Although, she was aware of the historic significance of the building, the presentation pointed out the "whys" and "hows" as to the building's significance and reconfirmed the importance of a thoughtful process moving forward.

Senator Fortunato commented that several years ago, the City of Wilkeson discovered an unpaid invoice of \$87,000 from 1923 from the Wilkeson Quarry. The purchase contract included a 5% interest provision for nonpayment, which would equate to a total of \$5.8 million today. In deference to repossessing the building, the Governor indicated his willingness to place a plaque on the Capitol Building and a kiosk. He questioned how the sandstone could be matched today given Wilkeson sandstone is no longer produced. Mr. Aalfs shared that he toured the Wilkeson Quarry several years ago and was able to purchase some sandstone for some test work for the Insurance and Cherberg Buildings. If significant quantities of sandstone are required, it would need to be produced by the Wilkeson Quarry. Today's preservation standards requires the use of existing historic material wherever possible. Existing stone on the building could be reattached if technically possible; however, it is also likely some additional stone might be required.

Senator Fortunato asked about the possibility of pursuing funding for hillside stabilization as an immediate step. He asked whether additional engineering is required to identify the best approach for stabilizing the hillside. Assistant Director Frare advised that additional time is required to complete engineering studies of the hillside. At this time, a funding proposal would not be considered during the supplemental budget session. Construction or rehabilitation of the Pritchard Building is scheduled to begin in October 2025 enabling some time to implement hillside stabilization improvements. Senator Fortunato recommended moving the schedule for hillside work sooner rather than waiting for the renovation of the Pritchard Building to stabilize the slope. Assistant Director Frare advised that the engineering and predesign work would help to insure informed decision making during legislative sessions.

Representative Dolan noted that she and Senator Hunt both represent the 22<sup>nd</sup> Legislative District, which includes the South Capitol Neighborhood. She thanked Project Director Easton and the project team for the meaningful dialogue with residents of the South Capitol Neighborhood. That time and the efforts are appreciated both by the neighborhood as well as by her and Senator Hunt.

Secretary Wyman asked about the possibility of using sandstone from the GA Building. Assistant Director Frare advised that it is unknown whether sandstone was used for the GA Building but the option could be explored.

Project Director Easton concluded the update and advised that the entire team is moving expeditiously on all elements of the project with support from many interests.

Chair Rolluda thanked DES and consulting staff for providing the update.

#### **SCC Statute Update Workgroup – Informational**

Chair Rolluda invited Assistant Director Frare to provide the update on the status of the SCC Statute Update Workgroup.

Assistant Director Frare reported the SCC commissioned a workgroup to review the statutes and provide some recommendations to align statutes. The workgroup has met five times since July. The first two meetings focused on ensuring all workgroup members have a common understanding of the problems and a clear objective for resolving those problems. The problem statement surrounds statutes, which are outdated and unclear and the importance of ensuring stewardship, preservation, and long-term planning are undertaken in a comprehensive manner with the appropriate stakeholders within the correct framework. One founding principle for the review is recognition that the budget cycle is governed by the constitution and that the Governor and the Legislature have specific responsibilities with timelines. It is important to dovetail the work of the committees with those responsibilities and timelines to ensure informed decision-making and to achieve the long-term vision of the Capitol Campus.

The last three meetings focused on the level of involvement by various stakeholder groups and approving bodies that are necessary to move forward on various projects and activities, such as the Master Plan, 10-year planning process, budgeting processes, predesigns, designs, and construction projects. The committee utilized RACI (Responsible, Accountable, Consulted, and Informed) modeling, an organizational process/technique involving diagrams for many aspects of long-term planning and project implementation. Some entities in the framework included DES, OFM, DAHP, campus agencies, Governor's Office, Legislature, CCDAC, SCC, City of Olympia, and the public. The comprehensive review of those entities followed because of the influence and the stake each one has in the preservation and stewardship of the campus. The committee realized the importance of identifying the appropriate roles of entities and processes. The first step was identifying appropriate representation on the committees by ensuring the right members are included, as referenced earlier by Ms. Newman who spoke to gaps in CCDAC representation for historic preservation.

The next several meetings will focus on the future framework for implementation of the recommendations created by the workgroup, as well as exploring representation on the committees responsible for stewardship and planning on the Capitol Campus.

SCC members of the workgroup include Representative Dolan, Senator Hunt, and Chris Jones. Assistant Director Frare invited members to speak to the work accomplished to date.

Mr. Jones said the conversations have been fruitful and the workgroup recognizes the importance of not impinging on legislature authority while recognizing the importance of better defining the roles and the stakeholders responsible for maintaining and upholding the quality of Capitol Campus.

Senator Hunt said the workgroup explored whether two committees versus one committee would be preferable. That issue will be of ongoing discussions.

Project Manager Dragon advised that no public comments were received on the update.

### **Capitol Lake-Deschutes Estuary, Environmental Impact Statement (EIS) Project Update – Informational**

Chair Rolluda invited Ann Larson, DES Director of Government Relations, to provide the update.

Director Larson reported the focus of the EIS is to deliver a defensible EIS that supports the process and increases the durability of a decision. Director Larson displayed a graphic depicting engagement outcomes of the 60-day extended comment period on the Draft EIS. The numbers are preliminary and comments are currently being analyzed. The overall volume of activities, participation, and comments, as well as the breadth of engagement has been outstanding. Some entities providing comments include the Squaxin Island Tribe, U.S. Army Corps of Engineers, Department of Ecology, DAHP, Executive Workgroup, CLIPA, DERT Black Hills Audubon, Chamber of Commerce, Puget Sound Keepers, Friends of Olmsted Parks, and the Washington Environmental Council. Briefings were provided to Executive Workgroup member organizations, local organizations, such as Olympia Area Chinese Association, Olympia Downtown Alliance, CLIPA, Thurston League of Women Voters, Thurston County Chamber of Commerce, and legislators. Online engagement efforts have included several open houses with more than 1,300 visitors. The team published eight newsletters that generated more than 35,000 emails.

Following analysis of all public input, all comments will be posted on the project website in early October for access by the public. The comments will assist the project team in identifying focus areas for the Final EIS, which is scheduled for completion in 2022. Stakeholder meetings will be reconvened in November. Under consideration is a joint meeting between SCC and CCDAC during the same timeframe. The topic of the joint meeting would include a summary of the key draft comment themes, information on the focus area

for the Final EIS, and final steps for the preferred alternative selection. The Funding and Governance Workgroup is scheduled to meet to finalize the long-term recommendations for funding. The recommendation will be included in the Final EIS.

Senator Fortunato commented on some analysis he completed of soils located south of Interstate 5 comprised of approximately 150 acres along the estuary containing Indianola soils, an extremely erosive soil. He asked for the proposal to include an exploration of areas that could be improved through erosion control or stream bank restoration to prevent additional sediment from entering the lake. The soils entering the estuary are highly erodible, which is causing problems. A previous project in Tumwater was caused by the soils making it difficult to stabilize the soils. The focus appears to be on dredging the lake constantly. If it is possible to reduce the number of dredging operations and redirect those funds to improve upstream conditions it may be possible to prevent downstream erosion through mitigation measures. Director Larson said she would share the suggestion with the consultant team. She thanked him for the comments. Senator Fortunato offered to email the soil analysis to Director Larson and Chair Rolluda.

Project Manager Dragon verified that no public comments were received on the update.

#### **Capital Projects Update – Informational**

Chair Rolluda invited Project Manager Dragon to provide the update.

Project Manager Dragon reported the update continues the ongoing review of projects over the last biennium and recaps completed projects and future projects. The update includes information on 2019-21 major projects, reappropriated projects from 2017-19, new projects funded in 2019-21, predesign reports funded in 2017-21, and planned 2021-23 capital projects (new or underway).

#### **2019-21 accomplishments include:**

##### **East Plaza Waterproofing and Elevator Repairs- Phase 5B**

- Waterproof membrane above the East Plaza Garage replaced near Transportation Building
- Landscaping improvements and walkways completed consistent with the East Capitol Campus Plaza EDAW Plan
- Electrical and lighting improvements within levels A thru E completed
- Final completion declared on June 10, 2021
- East Plaza- Phase 5C and 5D are included in the agency's 10-Year Capital Plan. Work includes additional waterproofing of the garage structure, improvements to the landscape area over the garage, and improvements to the historic Halprin Fountain

##### **Transportation Building- Roof Repairs, Building Envelope Leak Repairs**

- Repairs to the roof system and exterior building envelope completed to eliminate or reduce water intrusion
- Final completion declared on April 27, 2021

##### **Conservatory Demolition**

- Building glass and steel structure were removed, and underground utility services were relocated to alleviate significant site safety concerns
- Final completion declared on March 29, 2021
- Long-range use of the Conservatory site has not been determined and is subject to future planning efforts
- Future development of the Conservatory site will be subject to slope stabilization, and remains in the agency's 10-Year Capital Plan

**Roof Replacement- Cherberg and Insurance Roof Replacement**

- The roof membrane and parapet repairs are complete
- Final completion was declared on June 30, 2020

**Legislative Building Cleaning - Insurance Building**

- Cleaning of the stone façade and very minor stone repair were completed
- Final completion was declared on May 30, 2021

**Building Envelope Repair- Capitol Court**

- Restoration of the building's historic windows was completed
- Repair and cleaning of the building's stone exterior façade was completed
- Work continues on tuck pointing and minor stone repairs
- Final completion is scheduled for September 30, 2021

**Legislative Building Exterior Preservation Cleaning- Legislative Dome**

- The dome of the Legislative Building was cleaned in 2018, and funding reallocated to roof repairs in 2020-21
- Major roof repairs are complete
- Work continues on mini-dome roof repairs and other minor work
- Final completion is planned for October 2021
- Additional stonework and plaza skylight repairs were deferred due to limited funding available, and remains in the agency's 10-Year Capital Plan

**Capitol Campus Childcare Center**

- Project was procured and constructed using the Design-Build procurement and delivery method
- Substantial completion is planned for October 2021
- Final completion is pending installation of Furniture, Fixtures, and Equipment, and is planned for December 2021

**Pre-design/Studies completed in 2019-21 included:**

**Transportation Building- Pre-design**

- The pre-design report was completed and submitted to the State Legislature and OFM for approval on June 30, 2021.
- The pre-design generally outlines a preferred alternative for the replacement/redevelopment of the Transportation Building.
- An assessment of short and long-term facility needs for the Department of Transportation will be performed in 2021-23, and the pre-design may be amended according to findings.

**Legislative Campus Modernization Pre-design**

- The pre-design report was completed and submitted to the State Legislature and OFM for approval on February 5, 2021
- The pre-design outlines alternatives for Newhouse Redevelopment, Pritchard Building and John L O'Brien Building



#### **DES Elevators Modernization - Assessment/Study**

- The report was completed and submitted to the State Legislature and OFM for approval on October 20, 2020
- The report provides a general description of the work necessary to modernize each elevator on campus, and prioritizes the elevator modernizations based on variety of parameters (i.e. safety, costs, age, condition, etc.)

#### **Planned 2021-23 capital projects (new or underway) include:**

##### **L&I/WSDA Laboratory and Training Center located on the Tumwater Satellite Campus**

- Design was completed
- The project is under contract with construction scheduled to begin between September and October and continue through March 2023

##### **Capitol Campus Child Care – Photovoltaic Panels**

- Installation of photovoltaic panels on the new building
- Project enables the new building to achieve zero-energy-ready standards status

##### **Temple of Justice Systems Renewal and Updates**

- Design is in progress
- Goal is to bid the GC/CM project in March 2022 with construction beginning in April 2022 for completion by November 2023

#### **Reappropriated projects funded and carried forward projects include:**

##### **DAS Plaza Garage**

- The project installs a digital antennae system in the plaza garage for the Department of Transportation, Natural Resources Building, and the Columbia Street garage to improve safety
- Design was completed with the project released for bid. DES received favorable bids and is moving forward with the project.
- Construction is planned to begin in October 2021 with completion by June 2023

##### **Capitol Campus Security & Safety Enhancements**

The programmatic projects includes:

- Capitol Campus Door Access Control Exterior Improvements
- Executive Residence – Fencing, Gates, and Bollards
- Executive Residence – Video Surveillance and Lighting
- Wedge Barriers (traffic control) – Sid Snyder & Water Street
- Design planned between October 2021 and May 2022
- Construction scheduled to begin in May 2022 with completion by June 2023

##### **Elevator Modernization Improvements**

- Project includes modernizing three elevators:
  - Capitol Court, Elevator No. 1
  - Temple of Justice, Elevator No. 1
  - Plaza Garage, Elevator No. 1
- Design efforts have been completed for all three elevators and bids were received for the Capitol Court and Temple of Justice elevators

- Construction of the projects are planned to begin in October 2022 with all project completed by June 2023
- Plaza Garage bid will be released within the next month with construction planned in conjunction with the first two elevators.

**Legislative Building Cleaning – John A Cherberg Building**

- Design efforts and bid packages have been completed with the bid to be released in early March 2022 to begin work following the end of the legislative session in May 2022
- Project is scheduled for completion in November 2022

**DES 2021-23 Minor Works Projects**

- Capitol Lake Dam – 2021 Safety Repairs
- Governor’s Mansion – Family Room Ceiling Repair
- Perry Street – Minor Facility Repairs/Improvements
- Governor’s Mansion – Water Line Extension
- Construction of projects are planned to begin in May 2022 with completion by June 2023 pending permitting and potential weather delays.

The Planning and Project Delivery Team and the Legislative Campus Modernization Team are working to align schedules and contractors to avoid conflicts to ensure all work can proceed on the West Campus comprehensively.

Senator Hunt inquired about the status of restoring the skylights in the House and Senate Chambers and repair or replacement of the two public elevators in the Legislative Building. Project Manager Dragon advised that the chamber skylight project is included in the agency’s 10-Year Capital Plan. As the centennial of the building is approaching, the agency intends to align capital requests to coincide with the centennial celebration of the building. Public elevators in the building are a priority and included in the capital plan in conjunction with other priorities and in alignment with the centennial celebration planned in 2028.

Mr. Jones asked whether the Capitol Campus Child Care Center was the first largest state Design-Build delivered project for the campus. Project Manager Dragon replied that the first Design-Build project was the Helen Sommers Building. Lessons learned during that project were applied to the Child Care project. Mr. Jones asked whether DES believes the state is receiving the quality relative to the Design-Build delivery method versus the GC/CM or Design-Bid-Build delivery models. Project Manager Dragon affirmed that staff believes the state is receiving value for the Design-Build delivery method with the understanding that all modes of project delivery are tools in the tool chest that should be assessed on a project-by-project basis because of the number of stakeholders and the expectations placed on projects and project design teams and contractors. The procurement model during the selection process is an important conversation to ensure the appropriate delivery method is selected.

Mr. Jones referred to his recollection of a previous project in 2019/2020 that pertained to a campus-wide safety and security planning effort. The briefing outlined several safety and security projects. He asked about the status of a campus-wide safety and security master plan or a more comprehensive plan that was to be completed. Project Manager explained that a campus-wide plan exists, as well as a strategy within the 10-Year Capital Plan. Projects outlined earlier were funded during the current biennium. Staff continues to work with campus security teams and partners to ensure other projects are included in the capital plan.

Mr. Miles commented on slope stabilization for two different areas along the west edge of the campus. He asked whether that project should be studied at a more global level with the understanding that soil types

might not be consistent across the campus slope. Hillside stability appears to be an issue and it speaks to whether the agency should undertake a comprehensive review of the entire west edge as part of any future Capitol Campus Master Plan effort. Project Manager Dragon advised that prior to current projects planned today, the agency completed the West Slope Stabilization Study assessing the condition and stability of the entire west slope. That study is informing the LCM project and the early stages of predesign, as well as the GA site, Conservatory site, and several other areas on the West Campus. Those projects are outlined in the West Slope Stabilization Study and are included in the agency's capital plan to address during the next 10 years.

Mr. Miles inquired about the security projects for the Executive Residence and whether the work was designed in coordination with an historic preservation review to ensure design guidelines in the Master Plan are incorporated as the work is designed, specifically for the fencing and lighting components. Project Manager Dragon said the project status is currently in the selection phase for the architect and engineer. The agency intends to work in consultation with DAHP throughout the design of the project.

Chair Rolluda inquired about the status and security of the Conservatory site. Project Manager Dragon explained that the agency has installed a perimeter fence around the site. The parking area is being used as a staging area for the agency's buildings and grounds personnel. The site was historically used to store equipment and some landscape materials for the West Campus. The risk of immediate slope failure is minimal and the site is considered safe at this time. The building's foundation was left intact with some utilities requiring removal.

Project Manager Dragon advised that DES received no public comments regarding the Capital Projects Update.

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

The next SCC meeting is scheduled on October 7, 2021 at 10 a.m. The next CCDAC meeting is scheduled on Thursday, November 18, 2021 at 10 a.m. All meetings are remote access meetings. For more information, visit the SCC and CCDAC website for meeting dates, minutes, and meeting agendas.

Chair Rolluda welcomed new DES Director Tara Smith.

Senator Fortunato asked for Ms. Larson to email her address to enable him to correspond with staff.

**With there being no further business, Chair Rolluda adjourned the meeting at 11:46 a.m.**

Prepared by Valerie L. Gow, Recording Secretary/President  
Puget Sound Meeting Services, [psmsoly@earthlink.net](mailto:psmsoly@earthlink.net)

Approved by CCDAC on 11/18/2021 with modifications. All written public comments received prior to the meeting are attached in the form received.



## **Capitol Campus Design Advisory Committee**

*Alex Rolluda (2021 Chair, Architect-1), Dan Miles (2021 Vice Chair, Architect-2),  
Secretary of State Kim Wyman, Senator Sam Hunt, Senator Phil Fortunato, Representative Laurie Dolan,  
Representative Joel McEntire, Chris Jones (Landscape Architect) and Marc Daily (Urban Planner)*

**SEPTEMBER 16, 2021**

(REMOTE ACCESS MEETING)

### **Public Comments Received**

No public comments were received by 4:00 PM on September 15, 2021.

**CAPITOL CAMPUS DESIGN ADVISORY COMMITTEE MEETING**  
**Remote Access Meeting**  
**Olympia, Washington 98504**

**November 18, 2021**  
**10:00 a.m.**

**Final Minutes**

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**MEMBERS PRESENT:**

Alex Rolluda, (Chair) Architect  
Dan Miles, (Vice Chair) Architect  
Marc Daily, Urban Planner  
Senator Sam Hunt  
Chris Jones, Landscape Architect  
Representative Joel McEntire  
Sheri Nelson, (Alternate - Secretary of State)  
Kim Wyman, Secretary of State

**MEMBERS ABSENT:**

Representative Laurie Dolan  
Senator Phil Fortunato

**OTHERS PRESENT:**

Matt Aalfs, BuildingWork  
Luth Baleiko, Miller Hull  
Kevin Dragon, Department of Enterprise Services  
Marissa Easton, Department of Enterprise Services  
Bill Frare, Department of Enterprise Services  
Tessa Gardner-Brown, Floyd Snider  
Valerie Gow, Puget Sound Meeting Services  
Greg Griffiths, Olympia Historical Society  
Denny Heck, Lieutenant Governor

Ann Larson, Department of Enterprise Services  
Lana Lisitsa, Mithun Architecture  
Carrie Martin, Department of Enterprise Services  
Annette Meyer, Department of Enterprise Services  
Rachel Newmann, S. Capitol Neighborhood Assn.  
Ray Outlaw, Floyd Snider  
Kris Tucker, S. Capitol Neighborhood Association  
Walter Schacht, Mithun Architecture

**Welcome and Introductions, Announcements & Approval of Agenda**

Chair Alex Rolluda called the Capitol Campus Design Advisory Committee (CCDAC) virtual meeting to order at 10:05 a.m. A quorum of the CCDAC was attained.

Members and staff provided self-introduction.

Chair Rolluda recognized Lieutenant Governor Denny Heck.

Chair Rolluda reviewed the meeting agenda: review and approve the September 16, 2021 meeting minutes; Nominations of 2022 CCDAC Chair and Vice Chair; approve 2022 CCDAC Regular Meeting Calendar; receive Public Comments; receive Legislative Campus Modernization Project Update, receive update on Capitol Lake-Deschutes Estuary, Environmental Impact Statement (EIS) Project; and receive update on SCC Statute Update Workgroup.

**Approval of September 16, 2021 CCDAC Minutes - Action**

The following corrections were requested to the September 16, 2021 meeting minutes:

- On page 3, within the first paragraph, change “Mill Hull” to reflect “Miller Hull.”
- On page 8, within the first paragraph, change, “RASIC (Responsible, Approve, Support, Inform, Consult)” to reflect “RACI (Responsible, Accountable, Consulted & Informed).”

***Sheri Nelson moved, seconded by Chris Jones, to approve the CCDAC meeting minutes of September 16, 2021 as amended. A voice vote unanimously approved the motion.***

**2022 CCDAC Chair and Vice Chair Nominations – Action**

Chair Rolluda invited nominations for Chair.

Chair Rolluda nominated Dan Miles to serve as Chair during 2022. Chris Jones seconded the nomination.

No other nominations for Chair were offered.

Chair Rolluda invited nominations for Vice Chair

Dan Miles nominated Chris Jones to serve as Vice Chair during 2022. Marc Daily seconded the nomination.

No other nominations for Vice Chair were offered.

Chair Rolluda reported the nominations are subject to approval by DES Director. The Director is officially responsible for appointing the positions per RCW 43.34.080 and may elect to meet with nominees following the meeting. The appointments are for a one-year term beginning January 1, 2022 and ending December 31, 2022.

***Dan Miles moved, seconded by Marc Daily, to forward the nominations of Dan Miles as 2022 CCDAC Chair, and Chris Jones as 2022 CCDAC Vice Chair to the DES Director for consideration. A voice vote unanimously approved the motion.***

*Senator Sam Hunt joined the meeting.*

**Establish 2022 CCDAC Regular-Meeting Calendar – Action**

Chair Rolluda reviewed the proposed 2022 CCDAC meeting dates:

- February 17, 2022 beginning at 10:00 AM (1st QTR)
- May 19, 2022 beginning at 10:00 AM (2nd QTR)
- September 15, 2022 beginning at 10:00 AM (3rd QTR)
- November 17, 2022 beginning at 10:00 AM (4th QTR)

***Sheri Nelson moved, seconded by Chris Jones, to approve CCDAC's 2022 meeting dates as presented. CCDAC unanimously approved the motion.***

**Public Comment Period – Informational**

Chair Rolluda invited public comments and outlined the format for providing comments during the virtual meeting. The public was invited to submit comments by email to DES no later than 4 p.m. on the day prior to the meeting. All comments submitted were copied to committee members.

Project Manager Dragon advised that DES received a letter from the South Capitol Neighborhood Association after the 4 p.m. deadline. The letter was forwarded to CCDAC members, DES project teams, and the State Capitol Committee.

**Kris Tucker, South Capitol Neighborhood Association**, said her comments reflect the association's major concerns regarding Legislative Campus Modernization (LCM) planning and the Newhouse Replacement Predesign. The glaring issue of surface parking on the campus south edge exacerbates tremendous access challenges that already exist on the campus, conflict with landscape design principles,

and are contrary to climate change considerations. It is no longer possible to ignore the negative impacts of antiquated campus parking policies and jeopardizing the beauty and legacy that were gifted to everyone by campus designers so many decades ago. CCDAC has the statutory authority to review campus planning and design and make recommendations to achieve environmental excellence in design. In that capacity, the association appeals to the CCDAC to advance a proposed proviso in the 2022 capital budget to fund a long and overdue campus access study. The fruit of that effort will finally result in solutions to parking pressures that plaque attempts by employees and the public to access the State Capitol. At this important juncture of the Newhouse Replacement Validation process, the association is appealing to CCDAC, SCC, and the Project Executive Team to take action in support of this request for more planning and analysis of campus parking policies. Simply put, campus parking policies are outdated and campus parking during legislative sessions is a major problem. The proposed elimination of visitor parking with restricted access parking exacerbates the problem and surface parking is counter to campus Master Plan principles and environmental sustainability practices. At this time in history, it is unacceptable to allow over 65% of Site 6 to be designated for parked automobiles. A detailed letter outlining the association's concerns was provided to each member. A wide range of stakeholders, many of whom are watching the meeting, have joined the association in the LCM stakeholder process to emphasize how LCM parking plans exceed both climate change sustainability requirements and campus landscape design guidelines. The budget request is viewed as a constructive step toward addressing those critical issues. The association would appreciate the committee's support.

**Rachel Newmann** asked about the possibility of the administrator of the meeting enabling the public visual access to members who are speaking.

Project Manager Dragon apologized for a technical glitch within the system.

**Greg Griffith, Olympia Historical Society & Bigelow House Museum**, conveyed support of the work by the SCC Statute Update Workgroup, as well as the importance of including historic preservation representative on the SCC and the CCDAC given the number of historic properties within the committee's jurisdiction. It is important to ensure the committees have an historic preservation voice with historic preservation expertise to provide that perspective during any type of decision-making that might affect those resources.

At the request of Bill Frare, Assistant Director of Facilities Professional Services, DES, the agenda was modified moving the update on the SCC Statute Update Workgroup as the next agenda item.

#### **SCC Statute Update Workgroup – Informational**

Assistant Director Frare reported on his work with a team of stakeholders and subject matter experts to update the statutes for SCC and CCDAC. The problem statement has identified how the statutes are unclear creating a disjointed approval process. In many cases, the statutes are outdated and lack a broad stakeholder long-term comprehensive plan to inform decision-making, the process lacks participation by the Legislature, and there is a desire to renew focus on stewardship and preservation. The mission of the new proposed committee is focusing more on stewardship and preservation, providing clarity to the approval process, providing an open forum for long-range comprehensive planning, and improving the process for informed decision-making. The proposed composition of the new committee would combine CCDAC and SCC membership into a single committee with representation from the Executive Branch and the Legislative Branch as voting members along with subject matter experts serving as non-voting members but participating in deliberations and providing expertise relative to policy decisions under consideration by the committee. Currently, the statute assigns the Commissioner of Public Lands as the Secretary to the committee and all records are in the custody of the Department of Natural Resources. The proposal would

update the process to reflect the current process of DES supporting the committee and retaining all committee records.

Powers and duties would be focused on adopting a long-term comprehensive plan with consideration on stewardship and preservation, providing comprehensive policy direction to include direction from the Legislature and the Governor's Office, promoting informed decision-making, and ensuring concurrence with state and local plans affecting the Capitol Campus. Another duty would ensure project proposals are in alignment with the Master Plan and that predesign and design elements align with the principles outlined in the Master Plan. The committee would be responsible for approving monuments and the placement of monuments on the campus, as well as recommending building names and other duties currently under the purview of the CCDAC and SCC.

*Secretary of State Kim Wyman joined the meeting.*

Assistant Director Frare invited feedback on the proposal under consideration by the workgroup.

Assistant Director Frare acknowledged the recommendation from Mr. Griffiths for ensuring subject matter experts were included on the committee to represent historical preservation interests.

Mr. Miles asked about the timeline for enacting the revisions in statutes and restructuring the committees. Assistant Director Frare said the timeline established by the SCC was to provide a proposal for new legislation in December; however, it is uncertain if that timeline can be achieved at this time, as much coordination is required before developing a final draft recommendation.

Ann Larson, DES Director of Government Relations, added that the workgroup also requested additional time to ensure sufficient time to develop a thoughtful proposal.

Chair Rolluda asked whether the composition of the subject matter experts has been determined. Assistant Director Frare responded that subject matter experts would include the current membership positions on the CCDAC.

Mr. Daily asked whether the proposal would be considered by the Legislature during the 2022 session. Assistant Director Frare advised that it is unlikely legislation would be developed in time for the 2022 session.

Mr. Daily pointed out that the proposal includes a new committee responsible for the update of the master plan, which speaks directly to earlier public comments surrounding parking and other campus-related issues. He acknowledged the importance of connecting earlier public comments to the timing and scope for updating the master plan.

Chair Rolluda asked about the current status of the master plan. Assistant Director Frare advised that the current master plan was developed in 2006 and requires an update. DES has submitted budget proposals to update the plan with no funding allocated over the last several budget cycles. Although DES desires to update the plan, the update is not on the work program at this time.

Mr. Daily inquired as whether funding for the master plan update is included in the Department's budget proposal for the 2022 legislative session. Assistant Director Frare replied that that DES typically does not initiate new project requests during a supplemental budget year.

Ms. Nelson noted that as a member of the workgroup, the discussions have been thoughtful and the workgroup is making strides in future strategic planning, as well as ensuring all voices are considered.



Although the process has been extended, it was important to ensure extra time was afforded. She conveyed appreciation to DES for acknowledging the need for additional time.

**Acknowledgement of Secretary of State Kim Wyman – Informational**

Chair Rolluda invited Lieutenant Governor Heck to speak to the acknowledgment and thank you to Secretary Wyman pending her departure.

Lieutenant Governor Heck said his attendance provided an opportunity to acknowledge and honor the service of Secretary of State Kim Wyman on both the State Capitol Committee and CCDAC over a long period. Secretary Wyman deserves the acknowledgement and appreciation for her service to the SCC and CCDAC. Her approach to public service has been collaborative and she works cooperatively with everyone to try to achieve solutions through a constructive process. Secondly, her commitment to stewardship of the magnificent building elected officials have the privilege of serving in, as well as her commitment to the grounds that constitute the Capitol Campus should be commended. The campus is the most visited site between Seattle and Portland but it is also the sanctuary of everyone's democratic values. It is important for individuals who serve on the SCC and the CCDAC to understand that there is a stewardship responsibility for the campus.

Lieutenant Governor Heck shared a plaque he plans to present to Secretary Wyman. He conveyed his gratitude to DES staff and to Dr. Jeff McDonald for their role in constructing the plaque comprised of Tokeen Alaskan Marble. The plaque is stunningly beautiful and is inscribed with, "Presented with gratitude to Secretary of State Kim Wyman for your service to SCC and CCDAC 2012-2021." The state seal is included in gold leaf. Lieutenant Governor Heck thanked Secretary Wyman for upholding the values and for her service and conveyed deep gratitude for her service on behalf of the people of the state.

Secretary Wyman said it has been her honor to serve on the SCC and CCDAC. Her public service began 40 years ago in California. She has served the citizens of Washington State for the last 30 years. The Legislative Building and the campus are special places and everyone knows that it is the job of the committees to protect both the building and the campus. She thanked everyone for the recognition.

Chair Rolluda and Mr. Miles thanked Secretary Wyman for her many years of dedicated service to the state.

**Legislative Campus Modernization Project Update - Informational**

Chair Rolluda invited DES staff to provide an update on the status of the Legislative Campus Modernization (LCM) project.

Project Director Clarissa Easton provided a general overview on the status of the LCM project. She introduced Ruth Baleiko, Miller Hull, who has been working on the validation for the Newhouse Building Replacement project. Work continues for siting a modular building on the southeast corner of the Executive Residence parking area. Vendors are constructing the modular building offsite, which is scheduled for installation by fall 2022. The team has been working with several organizations to solicit participation by an on-call archeologist and to prepare a discovery plan in the advent of any historical findings during geotech borings on both the modular and the Newhouse sites.

Ms. Baleiko described efforts to date on the Pritchard Rehabilitation/Expansion Validation Study. Miller Hull is responsible for reviewing the predesign study to ensure all recommendations in the study are consistent with the current direction and any new information is considered to ensure schematic design begins with a good base of verified information. The concept validation phase was completed and is under review. Schematic design is scheduled after the Thanksgiving holiday. Design will follow with an understanding that all efforts are part of the larger campus modernization effort and must be sequenced

appropriately. Some elements of the validation study included validating sustainability and social equity goals, incorporating feedback, continuing stakeholder engagement, and engaging in initial conversations with the Department of Archeology and Historic Preservation.

During numerous stakeholder meetings, the team received good feedback from passionate and knowledgeable voices from the South Capitol Neighborhood, City of Olympia, and stakeholders on the campus sharing information on existing landscape and other campus features.

The team is also evaluating meaningful mitigation and initiated research on the history of the campus and existing structures, obtaining geotechnical investigations, materials, and documentation for the structures, and considering different forms of mitigation in terms of the building's design, material composition, colors, detailing, textures, and human scale to ensure those elements are included in the new building.

Recent activities include ongoing site analysis, engaging in sustainability conversations, and meetings with City of Olympia staff.

Walter Schacht, Mithun Architecture, commented that when Phase 2 of the LCM Predesign was completed the team lacked a clear understanding of the feasibility of rehabilitating the Pritchard Building. The issue remained an open question. With the advent of the third phase of study and the addition of some considerations, it is now understood it is possible to rehabilitate the building; however, more efforts are required to ensure expansion is possible to accommodate program needs.

Lana Lisitsa, Mithun Architecture, updated the committee on the team's efforts over the last several months. The goals of the Pritchard Building project is to produce a high performance building meeting net-zero energy standards with an energy use intensity (EUI) no greater than 35. Sufficient program space will support House of Representatives' offices and support functions and additional office space necessary to offset House of Representatives' members and staff office space that could be eliminated during the renovation of the third and fourth floors of the O'Brien Building. The study includes an analysis of seismic, geotechnical, building codes, constructability, and costs for renovation and expansion of the Pritchard Building. DES contracted with a third-party historic preservation specialist to ensure the study is in compliance with the Secretary of Interior standards and any other applicable standards for historic rehabilitation. The study includes a public engagement process to include the CCDAC and SCC.

Matt Aalfs, BuildingWork, reported primary goals developed for the rehabilitation project were based on conversations with the team. Those goals included determining an effective strategy for reuse of the Pritchard Building to serve legislative functions, address the building's life safety issues, improve accessibility, correct building code deficiencies through minimal visual and spatial impacts to the historic character-defining features of the building, restore Wilkeson sandstone façade cladding, restore the window system of the reading room with an appropriate and compatible undivided light window system, remove incompatible alterations within the reading room, and preserve significant internal and external public art.

Ms. Lisitsa reviewed the Phase 3 predesign schedule. The team completed development of rehabilitation options and is beginning work on building extension options. During the process, a strong public engagement was pursued.

The Pritchard Building's stack structures create challenges for rehabilitating the building. Current constraints include the 7'-6" clear ceiling height that 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", and two rows of existing columns interfere with space layout.

Ms. Lisitsa reviewed several Pritchard Building rehabilitation options. The first option retains the stacks by employing a variety of reinforcements and bracing at considerable cost to reinforce the foundation. Retaining the stacks introduces significant structural modifications altering the visual character of the interior of the space. In an effort to introduce daylight into the stacks, a number of (punch) windows could be added. The analysis includes an assumption that any structural upgrades would be limited to code minimums to enable building occupants to safely exit during a seismic event but there would be a high likelihood of significant structural damage. Other benefits of the option include preserving the exterior walls cladding and select concrete waffle slab floors and improving life safety during a seismic event. Disadvantages include the high cost of improvements to the stacks and the removal of the floors, reinforcements to the foundation and the structure to resist lateral forces, and reinforcing concrete floors to accommodate new elevator and mechanical, plumbing, and electrical systems. Another disadvantage is the visual and spatial impact of brace frames in the interior, limited size of new windows in the stacks, program layout limitations due to existing columns, and limited protection from permanent structural damage during a seismic event.

The second option replaces the stacks resulting in less visual impact from the lack of brace frames. The seismic joint between the north bar and the stacks would not be cut enabling a new stack structure to stabilize the north bar during a seismic event. The option introduces daylight with options to introduce daylight throughout the entire area of the south wall and adding new windows on the east and west sides. The option assumes the north wall would remain solid to respect the historic character of the stacks. The benefits of the option are reduced cost of foundations to support lighter steel structure at stacks, reduced costs 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, and improving life-safety during a seismic event. A disadvantage of the option is the loss of historic fabric because of the lack of availability of new sandstone from Wilkeson or another quarry to replace existing sandstone, the cost saving and feasibility of salvaging and reusing existing sandstone, and the cost savings and visual impacts of precast concrete panels. An opportunity exists to increase the seismic upgrades to enable the reduction of damage during a significant event, which would increase the protection of the historic building from structural damage.

Ms. Lisitsa reported the team worked with the peer review panel, DES staff, and a team of contractors to help identify the concerns of the unstable slope. It appears fill was added to the top of the slope during the original construction of the building. The team analyzed three options for slope stabilization and all are at similar cost. Integrating slope stabilization with the reinforcement of the building is the most excessive option but would support damage control or enhanced seismic stabilization of the building.

Mr. Aalfs reported that of the two options to rehabilitate the Pritchard Building, the team believes Option 2 is the preferable strategy because reconstruction of the stacks can reduce the need for structural upgrades to the reading room, which is of historic significance.

Mr. Schacht said that based on the strategy of replacing the stacks as the best method for rehabilitating the building and preserving the historic character of the reading room, the team is exploring multiple ways of expanding the building to meet program needs. One possibility is adding to the stacks (replaced stacks) and moving away from the south area while overcoming the challenge of the 50-foot security setback. Another alternative is to replace the stack volume and construct an integrated addition on the south side of the reading room that would align with the 50-foot security setback and accommodates the program. A third option is a separate self-contained structure above grade creating two separate buildings with two front doors but with loss of parking while adding more elevators, stairs, restrooms, and building infrastructure. The team has just started to explore those options. He invited questions and comments from members.

Mr. Miles asked whether the team is studying any impacts caused by volumetric and the bulk of the additions. Mr. Schacht affirmed that the team is analyzing the overall scale, as it is a critical part of the analysis of the appropriate way to expand or otherwise add necessary space to meet program requirements. That analysis will be reviewed with the committee at its next meeting.

Chair Rolluda asked for review of the sustainability goals for the project. Mr. Schacht said sustainability goals are also included in the proviso to achieve net-zero ready energy goals, achieve an energy use index of less than 35, and achieve LEED Silver in addition to goals identified by the Legislature and the Governor's Office when considering ways to reduce carbon footprints by potentially electrifying the building to the extent possible. Additionally, it likely would not be possible to achieve net-zero ready with the rehabilitation portion of the project because the building is concrete with a concrete roof structure extending to create a porch essentially creating a building with a large thermal break. Changes to the historic character to improve the design standards of another era would have a negative impact. The rehabilitation portion likely would be unable to achieve a EUI under 35, but it might be possible for either expansion options of new construction to achieve energy goals. It is possible to achieve LEED silver with any of the options.

Ms. Lisitsa added that preserving the existing building would also be considered a sustainable action.

Chair Rolluda asked whether the detached expansion would be attached underground via a tunnel. Mr. Schacht replied that it might entail a tunnel; however, the option has not been fully explored, as the cost effectiveness of the option has not been determined. The team considered serving one set of building infrastructure through the historic building by connecting both buildings. The most recent conversations have spoken to how each building could have a separate service entrance with no connection between the buildings because of the high cost associated with waterproofing an underground tunnel, as well as the uncertainty of the efficacy in terms of operations. No decisions have been rendered but it likely would entail a conservative route initially with refinement possible as design proceeds.

Senator Hunt inquired as to how stabilization of the hillside aligns with the timing of the building rehabilitation. Mr. Schacht explained that the final selection for rehabilitation of the building would include stabilization of the hillside as one combined effort.

Mr. Daily referred to the earlier public comments, as well as a memo on parking, transit, and pedestrian access. He asked about the timing for the committee to discuss some of those issues in detail. Project Manager Easton acknowledged the comments and the considerable discussion within DES on parking, parking capacity, COVID impacts on parking, and legislative requirements for parking. Meetings are in progress to address parking and security issues. As formal schematic design begins on the Newhouse Building Replacement project, the issues surrounding surface parking, parking capacity, and pedestrian access will be reviewed. The team is protective of the relationship established with the South Capitol Neighborhood and the team will continue to listen and receive feedback.

Mr. Daily emphasized that his question also speaks to the need for an updated master plan for the campus to ensure all related issues are evaluated holistically. Details related to access, parking, and pedestrian should not be part of a project-by-project review but should be included in an updated master plan that guides those approaches. He stressed the importance of updating the master plan because of the importance of not piecemealing important elements that exist on a limited landscape. Project Director Easton agreed that reactive short-term solutions are not in the best interests of comprehensive planning.

Mr. Miles conveyed his appreciation for a solution developed by the study that could result in the preservation of the majority of the Pritchard Building. He thanked the team for pursuing options outside the box.

Secretary Wyman echoed similar comments because in prior meetings, the sentiment appeared to lean toward demolishing the Pritchard Building because it was not worth the time or the effort. The briefing renews hope, as the building is special both in its symbolism and in its architectural design. She thanked the team for their efforts.

**Capitol Lake-Deschutes Estuary, Environmental Impact Statement (EIS) Project Update – Informational**

Chair Rolluda invited DES staff to provide the update.

Project Manager Carrie Martin reported the update includes the status on the Capitol Lake-Deschutes Estuary EIS process, themes conveyed during the recent comment period, and the focus on future efforts. She introduced members of the EIS consultant team; Tessa Gardner-Brown, Associate Principal and Project Manager of the EIS Project Team, and Ray Outlaw, Senior Engagement and Environmental Planner with Floyd Snider.

Ms. Gardner-Brown reported the team was pleased with the level of interest and response to the Draft EIS. Since the close of the comment period, the project team reviewed and categorized all comments by themes. The project team initiated efforts on final EIS focus areas to develop a Final EIS with a Preferred Alternative.

Mr. Outlaw reviewed the extent of engagement during the Draft EIS comment period last summer. The team received 868 public comments via email, letter, comment form, or verbal comment. Comments were received from individuals, state resource agencies, key stakeholders, and all Executive Workgroup members. The project team hosted, briefed, or attended 25 meetings with stakeholder groups on the Draft EIS. The team answered questions and engaged in many robust conversations. Because of the pandemic, public interaction was virtual. A virtual open house attracted 1,300 visitors resulting in over 2,000 site visits that generated over 32,000 emails. The response was outstanding doubling the number of comments received during the scoping period several years ago.

Comment themes by discipline or topic included (highest to lowest):

- Water Quality
- Cultural Resources
- Funding & Governance, and Project Costs
- Fish & Wildlife
- Land Use, Shorelines, & Recreation
- Economics
- Hydrodynamics & Sediment Transport
- Aquatic Invasive Species
- Visual Resources
- Sea Level Rise & Climate Change
- Environmental Health
- Transportation
- Navigation
- Air Quality & Odor
- Public Services & Utilities

Many comments pertained to alternative preferences; however, alternative preferences would be considered during decision-making, but not tallied because voting is not part of a SEPA EIS process.

The preliminary Final EIS Focus Areas identified to date include:

- Water Quality – Evaluate potential compliance with state water quality standards and anticipated TMDL (Total Maximum Daily Load) allocations
- Funding and Governance – Reconvene Funding and Governance Work Group to confirm long-term funding and governance approach
- Transportation – Consider opportunities to avoid long-term closure of 5<sup>th</sup> Avenue
- Cultural Resources – Coordinate with Department of Archeology and Historic Preservation regarding historic eligibility of resources in the project area. Better describe significance of project area to tribes.
- Navigation – Discuss potential impacts to navigation if funding is not available for long-term maintenance dredging
- Public Services and Utilities – Consider potential regulatory and financial impacts to LOTT and ratepayers given additional information provided
- Inter-Agency Coordination – Coordinate with regulatory agencies as needed to confirm assumptions (e.g., U.S. Army Corps of Engineers, Department of Ecology, Department of Fish and Wildlife, Department of Natural Resources)
- Alternative Design – Hybrid Alternative is likely to include a freshwater reflecting pool

The Final EIS is expected to:

- Recognize all comments received on the Draft EIS
- Provide responses to substantive comments from the public, tribes, agencies, and organizations
- Include revisions based on public comment and new information
- Identify any additional mitigation plans and measures that would avoid, minimize, or compensate for significant impacts at a high level
- Identify a preferred alternative and proposed funding and governance approach

Ms. Gardner-Brown reported efforts are in progress to identify a preferred alternative with a funding and governance approach. The Draft EIS selection criteria ensures all information considered results in a decision that is defensible and durable. The goal is to ensure a common understanding of the process as it has been a longstanding question within the community and with state for many years. The process is intended to result in a lasting decision. The Draft EIS included the criteria for the selection of the preferred alternative both for transparency and for an opportunity for the public to provide comments on the process. The team did not receive many comments on the preferred alternative identification process. Consequently, the approach will be used to identify the preferred alternative. The approach was developed to ensure that the preferred alternative is identified based on three critical factors:

- The technical analysis from the Draft EIS that discloses impacts and benefits for each alternative
- Stakeholder input
- Other important factors, such as costs

The selection criteria serves as the framework to ensure all the factors are considered as DES begins to evaluate each alternative. Each alternative will be numerically scored relative to the performance against the selection criteria. The team is sharing comment themes and the final EIS focus areas to stakeholders to ensure an understanding of what may change from the Draft EIS as the Final EIS is completed and an alternative is selected. Some relevant changes include the change in the water type of the Hybrid Reflecting Pool or whether it is possible to avoid a long-term closure of the 5<sup>th</sup> Avenue Bridge. The team reviewed the selection criteria with the work groups. The selection criteria has been finalized with an update to include tribal resources or tribal treaty rights as part of the consideration in the process.

The team has begun the process to solicit formal input from the Executive Work Group (EWG) and the Community Sounding Board (CSB) on decision durability (which alternative is likely to achieve long-term support from local tribes, stakeholders, and the community). Following receipt of input, DES will evaluate the alternatives as the Final EIS is developed with stakeholder input included within the process. Following completion of those steps, the Funding and Governance Work Group will reconvene to confirm the approach to long-term funding and governance for the Final EIS.

A preferred alternative will be identified when DES has the following:

- The Draft EIS as the body of technical work that adequately discloses impacts and benefits.
- Comments on the Draft EIS that inform whether additional technical work is needed, and an understanding of whether additional technical work may substantively change findings in the EIS.
- Input from engaged stakeholders on which alternative could be supported as the preferred.

The SEPA process affords the lead agency wide discretion when and how a preferred alternative is identified.

Decision durability entails working with the EWG and the CSB to solicit input on decision durability by numerically scoring answers to the following questions:

- Please identify the level of support by you/the constituents that you represent for each alternative and why.
- What about each alternative increases your/your constituencies' support of each alternative?
- What about each alternative decreases your/your constituencies' support of each alternative?

Numerical scoring of the responses affords adding the scores to the larger numerical scoring of the alternatives without interpretation. Members will also be asked to provide scoring rationale or a narrative related to the decreases or increases of support for each alternative as it will become part of the documentation provided in a Final EIS on how a preferred alternative was identified.

Next steps include ongoing agency-specific coordination to support work on the Final EIS. In December, efforts will continue on the Preferred Alternative identification process and solicitation of input from the EWG and the CSB on decision durability. In early to mid 2022, the Funding and Governance Work Group will reconvene to identify the approach for long-term funding and governance. By mid 2022, the Final EIS will be issued with the Preferred Alternative.

Mr. Jones asked whether the information on the Hybrid Alternative denoting the inclusion of a freshwater reflecting pool is intended to clarify that it is freshwater rather than brackish water. Ms. Gardner-Brown affirmed that it was the intent to call out the difference.

Chair Rolluda asked about the reason for the low rate of participation by tribal members in one of the tribal briefings. Mr. Outlaw explained that the Squaxin Island Tribe is a member of the EWG and has been engaged in the project for many years and prior to his participation on the project. A number of other tribes are included on the distribution list. The team shares information with tribes on an ongoing basis. The Squaxin Island Tribe regularly engages in the process and is represented on the chart.

Chair Rolluda asked about engagement by the Nisqually and Puyallup Tribes. Ms. Larson explained that the team has reached out to both tribes with offers to engage. Some tribes have followed up while others have not engaged. Efforts continue to outreach all the tribes.

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

For information on future meetings, visit the SCC and CCDAC website for meeting dates, minutes, and meeting agendas. The next SCC meeting is scheduled on Thursday, December 16, 2021 at 10 a.m.

**With there being no further business, Chair Rolluda adjourned the meeting at 11:57 a.m.**

Prepared by Valerie L. Gow, Recording Secretary/President  
Puget Sound Meeting Services, pmsoly@earthlink.net

Approved by CCDAC during a Joint SCC-CCDAC Meeting held on 01/25/2022 without modifications. All written public comments received prior to the meeting are attached in the form received.





## **Capitol Campus Design Advisory Committee**

*Alex Rolluda (2021 Chair, Architect-1), Dan Miles (2021 Vice Chair, Architect-2),  
Secretary of State Kim Wyman, Senator Sam Hunt, Senator Phil Fortunato, Representative Laurie Dolan,  
Representative Joel McEntire, Chris Jones (Landscape Architect) and Marc Daily (Urban Planner)*

**NOVEMBER 18, 2021**

(REMOTE ACCESS MEETING)

### **Public Comments Received**

**There were no public comments received by 4:00 PM on November 16, 2021.**

November 17, 2021

To: LCM Project Executive Team  
State Capitol Committee  
Capitol Campus Design Advisory Committee

**NOTE:** The following public comments were received after 4 PM on November 16, 2021, and provided to CCDAC Members prior to start of the meeting.

Dear Members:

The LCM is an exciting opportunity to meet changing office needs for the Legislature and to transform the Campus south-edge into an effective transition between government and residential activity in the adjoining historic neighborhood. We want to work cooperatively with you in that effort.

However, at this critical juncture of the Newhouse Replacement validation process and Pritchard renovation planning we urgently ask for your help to address a serious concern: **the prevalence of excessive surface parking proposed for Opportunity Site 6 and that same potential for Opportunity Site 5.**

Simply put:

- Campus parking policies are out of step with the times;
- Campus access during legislative sessions is a major problem---for the public, legislative staff, and state agencies;
- Eliminating Visitor Parking in the “restricted access” parking areas, as proposed, will not only exacerbate the shortage of spaces for public use but heighten traffic and related emissions on the Campus; and
- Expansion of surface parking conflicts with the Campus master plan guidelines and the urgent need to address climate change.

Representatives of Olmsted Parks, the heritage and arts communities, community groups, the City of Olympia, as well as individual planners, architects and other interested citizens also voiced this concern throughout the LCM stakeholder process. **We need your leadership now to solve these long-standing parking problems.**

As a constructive step forward, **we urge support for a LCM proviso in the 2022 Capital Budget that directs the Director of the Department of Enterprise Services to oversee a Campus Access Study that (1) provides short- and long-term solutions to parking and transportation obstacles that interfere with access to Capitol Campus buildings and the surrounding grounds; (2) recommends parking policies, including off-site parking alternatives, that support Campus planning and design principles, including the minimization of surface parking on the south-edge Campus; and (3) provides adequate funding for the Director to contract with a consultant to conduct the study and complete recommendations to DES and PET by September 30, 2022.**

The focus of the study should include: current data and analysis and future informed projections relating to Campus parking capacity and usage; parking needs of legislators

and legislative staff when on Campus; post-pandemic employee telework patterns; strategies for reducing parking needs, including pilot projects; climate change sustainability requirements; off-site parking opportunities, including the potential for repurposing nearby state-owned properties to help meet needs; neighborhood circulation needs; and local and regional public transportation improvements.

In addition, we recommend the Director convene a Campus Access Workgroup to serve in an advisory capacity throughout the duration of this study. Membership should include representatives of the Legislature, SCC and CCDAC, DES, OFM and DOT with consultation at the local level from the City of Olympia, Intercity Transit, the Thurston Regional Planning Council, and the South Capitol Neighborhood; and Pierce Transit and Metro-Transit at the regional level.

A collaborative, solution-oriented process is timely and urgently needed to inform (1) design processes for areas designated for surface parking in the Newhouse Replacement pre-design; (2) future planning for the Pritchard lot; and (3) mitigations to address unwelcomed pressures that have long plagued the Capitol Campus and surrounding community and respond to the urgency of climate change.

**We ask that you take action to support this proposed LCM Capital Budget Proviso** to fund a long overdue study of Campus access barriers and proposed solutions. This effort will not delay the construction timeline. Its findings and recommendations are vital to a successful transformation of the Campus south edge that meets the needs of the Legislature, embraces the Olmsted legacy, and plans for the future.

Thank you for your commitment to the State's stewardship of our Capitol Campus.

Sincerely,

South Capitol Neighborhood Workgroup

Sharon Case	Rachel Newmann
Holly Davies	John Saunders
Holly Gadbaw	Kris Tucker
Greg Klein	

Cc: Tara Smith, Director, Department of Enterprise Services  
Senator Sam Hunt  
Representative Laurie Dolan  
Representative Jessica Bateman

## Meeting Minutes

<b>Project:</b>	Legislative Campus Modernization (LCM) Predesign Phase 3 – Pritchard Rehabilitation/Expansion Study	<b>Date/Time:</b>	23 August 2021, 4:10 pm
<b>Subject:</b>	City of Olympia	<b>Project #:</b>	2018-527 A (1) / S181015
<b>Attendees:</b>	W Schacht, J Elderkin, L Lisitsa, K Weiland, C Easton, M Jamali, L Bauer	<b>Location:</b>	Zoom
<b>Attachments:</b>	Meeting presentation slides	<b>Submitted by:</b>	Mithun
		<b>Meeting No.:</b>	001

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Topic:	Action:
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A. Background	
<ul style="list-style-type: none"> <li>• Pritchard Building is a historic landmark listed on the National Register of Historic Places. However, it is located outside of the adjoining State Capitol and South Capitol Neighborhood historic districts.</li> <li>• Master Plan Guidelines indicate that buildings on Opportunity Sites 5 (Pritchard) and 6 (Newhouse) should house functions critical to effective operations of Legislative Building. The guidelines also state that new buildings on the south edge of West Campus should serve functions critical to operation of Legislative Building.</li> </ul>	
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B. Phase 3 Study Workplan and Schedule	
<ul style="list-style-type: none"> <li>• Goals and scope               <ul style="list-style-type: none"> <li>◦ Part 1 Historic Building Baseline Improvements: August – October 2021</li> <li>◦ Part 2 Program Implementation: October 2021 – March 2022</li> </ul> </li> <li>• A peer review group provides expert input and unbiased feedback. This group includes geotechnical, structural, architectural/CCDAC, and DAHP representatives. BuildingWork is a third party historical preservation consultant retained by DES and working with Mithun on the study.</li> </ul>	
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C. Initial Studies	
Potential options currently under consideration	
<ul style="list-style-type: none"> <li>• Structural rehabilitation – seismic improvements               <ul style="list-style-type: none"> <li>◦ A primary goal is to minimize visual impact of exterior and interior of the first floor.</li> <li>◦ Considers removal of three floors from the stacks and construction of one floor or rebuilding the stacks</li> </ul> </li> <li>• Life-safety improvements:               <ul style="list-style-type: none"> <li>◦ New exit stairs serving floors above grade, with exit discharge at grade</li> <li>◦ Fire Sprinklers</li> </ul> </li> <li>• Accessibility improvements</li> </ul>	

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- Removal of recent modifications
- Energy / envelope improvements
  - Insulation on the inside of stack structure
  - Potential additional continuous roof insulation
  - Restoration of monumental glass windows in the north half
  - New windows in the stacks

C. Questions / Discussion

- Leonard recommended meeting with Eric Jensen (building official), Rich Balderston (sr. plans examiner) and Tim Smith (sr. planner) to define the scope of applicable regulations and code upgrades. Leonard also asked if the project is within the shoreline district and mentioned that City of Olympia adopted the new Shoreline Master Program about a year ago. Critical area regulations for shoreline environments and buffers may apply if the building is within the shoreline district boundaries.
- Section 18.32.620 of OMC provides for an administrative approval of remodel and replacement of existing structures in landslide hazard areas. Can the stacks be rebuilt in place considering critical slope if the geotechnical engineer approves the solution?
  - Leonard would like to discuss this question with Tim before responding. Based on steep slope - related code reference, this could be acceptable, but shoreline regulations need to be considered as well. If the stacks are outside of 200-ft shoreline buffer, the shoreline restrictions will not apply. The shoreline boundary will need to be shown on the plan.
  - Walter mentioned that the team is considering two sub-options for replacing the stacks: one with leaving the foundations in place and another with replacing the entire structure including the foundations.
- Lana asked whether partial v. full stacks replacement makes a difference for the extent of code upgrades required in the north portion of the building. Leonard indicated that there is likely some correlation but it's hard to know without additional details and code review.
- Lana mentioned that the team was exploring the possibility of de-coupling hillside stabilization from structural improvements of the building to take into consideration hillside stability along the west edge of the campus, beyond the Pritchard site. In this case, structural improvements would include new deep foundations.
  - Leonard thought this might be possible, dependent on the geotechnical findings. He cautioned that hillside stabilization could encroach into shoreline zone and trigger additional requirements.

Mithun will review the maps to verify whether Pritchard Building is outside of the shoreline district boundary.

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- Leonard asked the DES team about their approach to SEPA review for the project and whether it would be done together with SEPA review for Newhouse replacement project. Due to at least 9-months' gap between the two project, SEPA review will likely be separate. Leonard noted that the hillside and critical areas, as well as significant trees, will come up in the SEPA process. Walter suggested that although the level of design needed for SEPA review won't be achieved during the predesign phase for Pritchard, it would make sense for DES to address some of the SEPA elements concurrently with the Newhouse building design. These elements include traffic, circulation and parking analysis.
  - Leonard reminded the group that street right-of-way and utilities are under City of Olympia purview even though the campus is exempt from many land use requirements.

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D. Next steps

- DES will schedule a meeting with Eric and Rich to discuss construction code questions.
  - DES will schedule a call with Mary Grace after the first stakeholder meeting.
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## Meeting Minutes

<b>Project:</b>	Legislative Campus Modernization (LCM) Predesign Phase 3 – Pritchard Rehabilitation/Expansion Study	<b>Date/Time:</b>	9/9/21
<b>Subject:</b>	City of Olympia	<b>Project #:</b>	2018-527 A (1) / S181015
<b>Attendees:</b>	<ul style="list-style-type: none"> <li>• City of Olympia: Richard Balderston (RB), Dave Smith (DS), Marygrace Goddu (MG)</li> <li>• DES: Clarissa Easton (CE), Majid Jamali (MJ)</li> <li>• Mithun: Lana Lisitsa (LL),</li> <li>• BuildingWork: Matt Aalfs (MA)</li> <li>• Shannon &amp; Wilson: Bob Mitchell (BM)</li> </ul>	<b>Location:</b>	Zoom
<b>Attachments:</b>	Phase 3 Schedule Initial slope stabilization sketches Stacks Scenario 1 Diagram	<b>Submitted by:</b>	Mithun
		<b>Meeting No.:</b>	002

Topic:

Action:

**A. Introductions, study goals, scope and schedule**

- LL provided a brief overview of the predesign schedule and goals for RB, MG and DS.

**B. SEPA**

- DS joined the meeting primarily for traffic, parking, and circulation discussion and asked if DES planned to prepare SEPA checklist for Newhouse and Pritchard projects at the same time. LL noted that while this is an important part of the project, the team didn't anticipate covering this topic based on the agenda circulated ahead of the meeting but would be happy to schedule another meeting with DS's and Heffron's participation when sufficient information is developed. CE and LL confirmed that DES was discussing combining Newhouse and Pritchard projects for the purposes of SEPA review.
- DS shared that he agreed with Heffron's predesign analysis of traffic, parking and circulation issues. According to DS, the City will advocate for a street connection from Sid Snyder Ave SW to the South Capitol Neighborhood through 15<sup>th</sup> Ave/ Water St SW and 15<sup>th</sup> Ave/ Columbia St. SW. DS anticipated traffic calming devices at these intersections while maintaining vehicular, as well as bicycle and pedestrian connectivity. CE expressed a concern about the vehicular connection through Columbia St, because Columbia was intended to be vacated at the Newhouse Building site. Newhouse project – related issues will be addressed in a separate meeting.

DES will schedule a meeting about traffic, parking and circulation issues for Newhouse and Pritchard when sufficient information is available.

A Newhouse-focused meeting may be necessary as well.

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|--|---|
| <ul style="list-style-type: none"> <li>• MG received questions from the historic preservation community about timing of SEPA review for the Pritchard Building project. CE indicated that DES only recently started discussing approach to and timing of SEPA review internally and that she would provide an update when she has more information.</li> </ul> | <p>DES will communicate timing of SEPA checklist preparation to the City after internal coordination.</p> |
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**C. Study Part 1:**

**Slope stability improvement**

- BM provided an overview of the three slope stability improvement options developed to date (see attached sketches). He also responded to the questions posed by MG in Stakeholder Meeting 1 about Shannon & Wilson’s conclusions regarding the risks posed by the condition of the slope and about prior geotechnical studies, including the 2010 Golder report. BM indicated that Shannon & Wilson understands the risk level and has reviewed the Golder report. He explained that the proposed slope stability improvements are intended for building collapse prevention. A seismic event has the potential to cause a landslide that would undermine the Pritchard Building.
- BM also noted that Pritchard Building rehabilitation may be subject to a higher level of ground motion than a retrofit of another building. He added that while the damage from Nisqually earthquake was limited, that earthquake didn’t reach the level of Design Earthquake.
- MG reiterated importance of separating the cost of slope stabilization from the cost of building rehabilitation to avoid burdening the Pritchard Building project with costs that in her mind should be borne by a comprehensive slope stabilization project that addresses full extents of the issue.

**Stacks Rehabilitation Options:**

- LL provided an overview of two scenarios considered for the former library stacks:
  - In Scenario 1 (see attached diagram), basement mezzanine and three floors above grade would be removed, and one new floor would be constructed between current floors 3 and 4. Seismic improvements would be carried out in the remaining portions of the stacks.
  - In Scenario 2, the entire stacks structure would be removed and replaced within a matching footprint and height. The replacement structure will have a single basement floor and three floors above grade and will meet current code for additions.



**D. Critical Areas**

- The project team is aware of the following:
  - Existing building is located next to a roughly 110-ft high steep slope with relatively recent history of shallow landslides with potential to affect the building according to geotechnical reports. The slope appears to meet Thurston County Marine Bluff Hazard Area. To achieve the required factor of safety, Shannon and Wilson recommends an increased steep slope setback of 70 to 100 feet based on their preliminary static and seismic slope stability analysis.
  - According to Thurston County GeoData maps, the project is
    - Approximately 220' away from Conservancy shoreline zone
    - Approximately 100' away from Wetland Review Area
    - Inside the Critical Aquifer Recharge Area
    - Trees have not yet been surveyed.
    - No reports documenting other potential environmental factors, such as protected bird nests or endangered species, have yet been found.
- The team is discussing timing of a potential environmental site survey and report.
- LL mentioned that Olympia Municipal Code (OMC) includes provisions for administrative review of replacement of structures in critical areas (section 18.32.620). She asked whether there would be any issues with replacing the stacks within their current footprint (Option 2 described above) due to their location in the steep slope buffer. MG indicated that other city staff who focus on environmental issues would have to comment. She offered to reach out to these individuals and also suggested scheduling a pre-submittal conference. RB added that a presubmittal conference would be attended by city staff representing all departments and would cover all aspects of the project. LL was hoping to have a more narrowly focused conversation with the staff involved in the environmental review for now.
- LL asked if the City had any information on environmentally sensitive areas or features and if they could share the relevant reports for the Pritchard site. MG offered to ask her colleagues.

MG will discuss the questions raised by the project team with city staff involved in environmental reviews and will advise on the possibility of scheduling a meeting with them.

MG will inquire about any available information on environmentally sensitive areas on or next to the Pritchard Building site

**E. Building Code Upgrades**

- LL noted that rehabilitation project is intended to address egress and other code deficiencies. She mentioned that Prescriptive Method described in Chapter 5 of IEBC requires alterations to be such that the existing building or structure is no less compliant with the provisions of IBC than the existing building was prior to the alteration. Considering that Pritchard Building is a historic landmark, LL asked about the process for establishing minimum required scope of

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upgrades for the building. According to RB, the goal would be to achieve the maximum possible level of compliance. MA shared that RB's response matches BuildingWork experience with other historic rehabilitation projects.

- LL asked if the choice of the option for the stacks (retaining parts of the stacks v. completely replacing them) would influence the extent of structural code upgrades required in the north section of the building. RB indicated that a structural engineer would have to determine the necessary level of seismic upgrades. For other code issues, the replacement structure would likely be considered as an addition, and the remaining portion of the building would have to comply with IEBC.

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#### **F. Energy Code Upgrades**

- LL described lack of insulation and significant thermal bridges present in the building and noted the intent to insulate the opaque portions of the building as much as possible to mitigate heat loss while leaving historically important building features that create thermal bridging unchanged. She noted that Washington State Energy Code gives a lot of latitude to the Building Official in determining the appropriate level of energy code upgrades for historic buildings and asked for guidance on the process for scoping the required upgrades. RB suggested reaching out to someone at NECC. MA recommended energy modeling as a way to balance heat loss inherent in the historic building with potential improvements in certain parts of the building. LL agreed with MA and noted that if the stacks are replaced in their entirety, the addition could be "super-insulated" to offset the existing building energy performance deficiencies.
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## Meeting Agenda

<b>Project:</b>	Legislative Campus Modernization (LCM) Predesign Phase 3 – Pritchard Rehabilitation/Expansion Study	<b>Date/Time:</b>	9/9/2021
<b>Subject:</b>	Kick-Off Meeting	<b>Project #:</b>	2018-527 A (1) / S181015
<b>Attendees:</b>	<ul style="list-style-type: none"> <li>• City of Olympia: Erik Jensen (EJ), Richard Balderston (RB), Tim Smith (TS), Marygrace Goddu (MG), Leonard Bauer (LB)</li> <li>• DES: Clarissa Easton (CE), Majid Jamali (MJ)</li> <li>• Mithun: Walter Schacht WS), Jamie Elderkin (JE), Lana Lisitsa (LL),</li> <li>• BuildingWork: Matt Aalfs (MA), Kate Weiland (KW),</li> <li>• Shannon &amp; Wilson: Bob Mitchell (BM), Kathryn Petek (KP)</li> <li>• Reid Middleton: Ding Ye (DY)</li> </ul>	<b>Location:</b>	Zoom
		<b>Submitted by:</b>	Mithun
<b>Attachments:</b>	Phase 3 Schedule Initial slope stabilization sketches Stacks Scenario 1 Diagram	<b>Meeting No.:</b>	002

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Topic:	Presenter:	Time:
A. <b>Introductions</b>	All	1:00 – 1:05 pm
B. <b>Phase 3 Study: goals, scope, and schedule</b>	Mithun	1:05 – 1:10 pm
Part 1 scope:		
1. Slope stabilization		
2. Structural and architectural building rehabilitation (shell & core), including code upgrades		
Part 2 scope:		
1. Program Implementation		
2. Budget development		
C. <b>Study Part 1: Scenarios for slope stability improvement:</b>	Mithun and Shannon & Wilson	1:10 – 1:15 pm
1. Construct a 200-ft-long secant wall at the top of the slope.		
2. Laterally support west and south sides of the building with a grade beam supported by drilled shafts.		
<b>Scenarios for the stacks:</b>		
1. Remove basement mezzanine and three floors above grade; insert one new floor above grade. Implement seismic		

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improvements in the remaining portions of the stacks.

2. Remove and replace the entire stacks structure within a matching footprint and height. The replacement structure will have a single basement floor and three floors above grade and will meet current code for additions.

**D. Critical Areas**

The project team is aware of the following:

1. Existing building is located next to a roughly 110-ft high steep slope with relatively recent history of shallow landslides with potential to affect the building according to 2010 Golder Report. The slope appears to meet Thurston County Marine Bluff Hazard Area. To achieve the required factor of safety, Shannon and Wilson recommends an increased steep slope setback of 70 to 100 feet based on their preliminary static and seismic slope stability analysis.
2. According to Thurston County GeoData maps, the project is
  - a. Approximately 220' away from Conservancy shoreline zone
  - b. Approximately 220' away from Wetland Review Area
  - c. Inside the Critical Aquifer Recharge Area
  - d. Trees have not yet been surveyed.
  - e. No reports documenting other potential environmental factors, such as protected bird nests or endangered species, have yet been found.

The team is discussing timing of a potential environmental site survey and report.

**Question:**

Is the City aware of any mapped critical areas, including habitat protection areas in addition to the ones listed above?

Mithun and Shannon & Wilson

1:15 – 1:20 pm

**E. Critical Areas – Related Process and Questions**

Olympia Municipal Code (OMC) references:

1. OMC 18.32.112 gives a public agency an option to apply for Exception for work in a critical area. The Hearing Examiner can approve (with or without conditions) or deny the request based on 5 criteria.

Mithun and Shannon & Wilson

1:20 – 1:30 pm

2. OMC 18.32.620 provides for an administrative approval of remodel and replacement of existing structures in landslide hazard areas.
3. OMC 18.32.640 – Geotechnical Report in Landslide Hazard Areas allows the geotechnical consultant to determine whether the risk of landslide on the project site and/or on the neighboring property has been mitigated or would render the development safe.
4. OMC 18.32.200 Drinking Water (Wellhead) Protection Areas may be applicable due to project location in the Critical Aquifer Recharge Area. Existing and proposed uses (office, assembly) are not anticipated to generate hazardous wastes

**Questions:**

1. What kind of mitigation, if any, beyond the geotechnical engineering solution, will be required for slope stabilization-related work in the steep slope area/buffer?
2. Can the stacks be rebuilt in place considering critical slope if the geotechnical consultant approves the solution?
3. Does keeping a portion of the basement structure or foundations make any difference in regard to requirements related to work in the steep slope buffer?
4. Does the City review process allow for decisions related to work in the critical area prior to construction permit application? What is the process?
5. How do the City and Thurston County coordinate their reviews of proposed work in the steep slope / marine bluff hazard area?
6. What would be required to confirm that only Minimum Mitigation Standards for wellhead protection per OMC 18.32.225 apply?

<p><b>F. General Building Rehabilitation Scope</b></p> <ol style="list-style-type: none"> <li>1. Removal of majority of improvements added after completion of original construction.</li> <li>2. Life-safety improvements:                     <ol style="list-style-type: none"> <li>a. Structural reinforcement of the remaining building areas</li> <li>b. New exit stairs extending from basement to the third floor (top occupied floor) above grade in the stack area, with exit discharge at grade.</li> </ol> </li> <li>3. New elevator (Note that the elevator does not have to be a part of accessible means of egress,</li> </ol>	<p>Mithun</p>	<p>1:30 – 1:40 pm</p>
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nor is the stretcher-sized elevator required because the building will have less than four stories above/below level exit discharge. Stretcher-size elevator may be provided as Owner's option.)

4. NFPA 13 fire sprinkler system and fire alarm system throughout the building.
5. Energy / envelope improvements
  - a. Addition of continuous insulation on inside of exterior walls wherever possible, without detracting from historic features.
  - b. Addition of continuous roof insulation.
  - c. Restoration of monumental glass windows
  - d. New windows in the stacks

### General Questions

1. Per the prescriptive compliance method in Chapter 5 of IEBC, alterations must comply with IBC for new construction. Alterations shall be such that the existing building or structure is no less compliant with the provisions of IBC than the existing building or structure was prior to the alteration. Considering that Pritchard Building is a historic structure, what would be the process for establishing minimum required scope of upgrades for the building, and specifically, for the reading room?
  2. What is the scoping process for ADA upgrades that contribute toward the requirement to spend up to 20% of the budget for improvements in the primary area of function on ADA upgrades per IEBC Section 305.7?
  3. If certain ADA improvements are at odds with historic features of the building (for example, lack of maneuvering clearances at the small entry vestibule), what is the process for vetting exceptions due to historic landmark status?
  4. Does the amount of work done in the stacks (structural upgrade and partial removal and replacement of floors v. rebuilding the stacks) influence the extent of code upgrades required in the reading room area?
  5. Do structural improvements of the reading room trigger other code upgrades of that portion of the building?
  6. If structural retrofit of the reading room is done while recent tenant improvements remain in place, does it trigger upgrades of these tenant improvements or the related MEP systems?
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**G. Energy code envelope requirements for rehabilitation / alteration of a historic building** Mithun and BuildingWork 1:40 – 1:45 pm

Code Background

1. Section C501.4.1 sets U-factor requirements for additions and alterations. For the unaltered portions of building envelope, this section allows maintaining U-factors per the record documents for original construction “or as approved by the code official” in the absence of such record documents or energy code applicable at the time of original construction.
2. Section C501.6 Historic Buildings allows the building official to modify the specific energy code requirements for historic buildings and require alternate provisions which will result in a reasonable degree of energy efficiency.

Energy code compliance challenge: thermal bridges

1. Concrete roof deck over the first floor reading room and supporting beams extend from the interior space to the exterior porch and the overhangs. Exposed concrete columns and pilasters are engaged in the exterior wall. Visual continuity of the deck and the beams, slender canopy and portico edges, and exposed columns and beams are a part of the historic architectural expression. Insulation can be applied only on the interior side of the exterior walls.

Potential solutions:

1. Continuous insulation can be installed on the interior face of the exterior concrete walls below the windows on the first floor and over the majority of opaque surfaces in other areas. However, original columns engaged with the wall will need to remain uninsulated to maintain the original building character.
  2. Roof insulation on top of the roof deck can be thickened to +/- R50 in lieu of code-minimum R38 and extended over a portion of the porch roof and the canopies, tapering to zero a foot or more away from the visible edges.
  3. If the stacks are replaced, new portion of the structure will be treated as an addition for the purposes of compliance with energy code.
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**Questions:**

1. What will be the criteria for energy code compliance for the unaltered portions of the envelope?
2. Will the strategies for insulating existing envelope areas described above be acceptable?

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H. **SEPA review coordination between Pritchard and Newhouse projects** Mithun, DES 1:45 – 1:50 pm

DES and the design team believes it would be more efficient to conduct SEPA review for both projects concurrently. While the Newhouse project is at least 9 months ahead of Pritchard (Newhouse SEPA review is anticipated to start in October of 2021), parking, traffic and circulation components could be addressed at the same time.

**Question:**

Are there other SEPA components worth trying to combine?

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Legislative Campus Modernization Predesign Phase 3  
Pritchard Rehabilitation/Expansion Study  
Kick Off Meeting 9/9/21  
City of Olympia staff responses to Questions Listed on Agenda

D.1. The project is not within the city's jurisdiction therefore the Critical Area regulations adopted by the City are not applicable unless associated with work regulated by the State adopted Shoreline Master Program (SMP). Assuming all work is beyond 200' from the Ordinary High Water Mark, the project would not be subject to the SMP and therefore all regulation by the Critical Area regulations would not be applicable. If work is within 200' of the OHWM, then the critical area regulations would apply because they are tied in through the Shoreline Master Program. See OMC 18.20.420. If work is planned within the shoreline jurisdiction, all applicable permitting (Shoreline substantial development permit or Shoreline Conditional Use, or Variance etc.) would need to be approved by the applicable review authority before any construction can begin.

Note, based on case law any work is within the shoreline jurisdiction would bring the full scope of the project into being reviewed as a shoreline permit, and would require critical area regulations of the City to be met (as applicable). The shoreline permit for the full scope of the project would need to be approved prior to commencement of any work associated with the project. Work that could trigger shoreline permitting includes any/all work within 200' of the regulated shoreline, such as new utilities, stormwater facilities, grading, retaining walls, paving, building etc. This seems particularly important for some of the options being evaluated as they likely include work within the shoreline jurisdiction.

Assuming work is being performed within the shoreline jurisdiction (200' from the OHWM, the applicable sections of the Critical Area Regulations (that would otherwise be not applicable) would be applicable. This includes the sections of code that prohibit any work on a critical slope. Reduced buffers from the slope can be administratively approved, but work on the slope is not permitted unless approved by the Hearing Examiner. Final approval is likely granted by the Department of Ecology as they are the decision maker for Shoreline Conditional Use Permits and Variances. Given the uncertainty regarding the type of work proposed, it is unclear what permit process would best fit the project; if applicable at all.

Critical areas within the vicinity appear to be priority habitats (OMC 18.32.300) and steep slopes (OMC 18.32.600). There do not appear to be wellhead protection areas within the near vicinity. If work is to be performed within 200' of the OHWM, the critical area regulations pertaining to both critical habitats and slopes would need to be met.

E.1. As addressed above, city critical areas review related to steep slopes applies only if a portion of the project is within 200' of shoreline OHWM. For structural review, the City will look to the Geotechnical report and engineered solution. Additional mitigation measures may be identified through the State's SEPA process. Ex: loss of trees

E.2. Yes, from building code standpoint. Adherence to applicable historic preservation or rehabilitation standards must also be given, and serious consideration of DAHP input on this issue is encouraged by the City.

E.3. There may be benefits identified in geotechnical/structural study to retaining existing foundation and/or walls. If a portion of the project is within 200' of OHWM, making it subject to shoreline jurisdiction and therefore critical areas regulations (including steep slopes), retaining a significant portion of the structure may qualify it for consideration as a nonconforming structure under those regulations.

E.4. No. The Shoreline Permit would need to be approved – and then a construction permit would need to be approved prior to commencement of any work within the shoreline jurisdiction or work associated with a shoreline permit. If no work is proposed within the shoreline jurisdiction, then the project would not be within the City of Olympia's jurisdiction and would not be required to comply with City regulations such as the Critical Area regulations. However, a construction permit would still need to be approved prior to any work, including grading. If minor test pits or similar work to conduct a Geotech report are proposed, please contact the City regarding potential applicability of exceptions to the permit requirement.

E.5. This site is within Olympia city limits; therefore it is only within the City of Olympia permitting jurisdiction. It is not within Thurston County permitting jurisdiction.

E.6. As noted in first question above, the City's information shows there does not appear to be a wellhead protection area that is applicable to this site.

#### F. General comments on Rehabilitation Scope

- Some improvements may have gained historic significance. Improvements prior to 1971 should be considered for preservation.
- Alterations at exterior south side of building should generally be acceptable under historic preservation standards if designed for compatibility with historic structure

F.1. This cannot be determined without knowing the proposed scope - what is proposed may trigger other requirements. The architect can evaluate those possibilities during the design process, with input from your historic preservation consultant and DAHP, and provide a code path for determining requirements or exceptions.

F.2. ADA is a federal standard not enforced by the City of Olympia, IEBC section 305.7 refers to accessibility as per ICC A117.1. There is no requirement to spend up to 20%. You are not required to spend in excess of 20% of the costs of alterations affecting the primary function.

F.3. IEBC section 305.6 allows for a reduction in accessibility requirements that are technically infeasible as long as the access is provided to the maximum extent technically feasible, this applies to historic buildings as per section 305.1.

F.4. & 5. It depends on the impact of those changes on the reading room, structural, exiting, accessibility would be the primary concern.

F.6. It depends on the specific proposal, it's possible it would.

G.1. The unaltered portions of the building are not required to comply with the current code as per C503.1.

G.2. The proposal sounds like it would be acceptable, subject to actual review of the proposal. Official approval cannot be given until review of the submittal documents.

H.1. There could be benefits to considering historic preservation/rehabilitation and basic infrastructure (e.g. water, sewer, stormwater) components in combination with the Newhouse project for SEPA purposes.